Symonds & Sampson

Building Plot for 3 detached dwellings

Land of Northfield, Northfield, Somerton

Land of Northfield
Northfield
Somerton
Somerset TA11 6SJ

0.55 acre(s)

- Residential development plot for 3 detached dwellings
- 0.55 acres/0.226 ha site
- Planning Portal: https://ssdc.somerset.gov.uk/planningdocuments?ref_no=21/02154/OUT
- Planning ref: 21/02154/OUT
- Popular Somerset town

Guide Price £200,000

Freehold

Yeovil Sales
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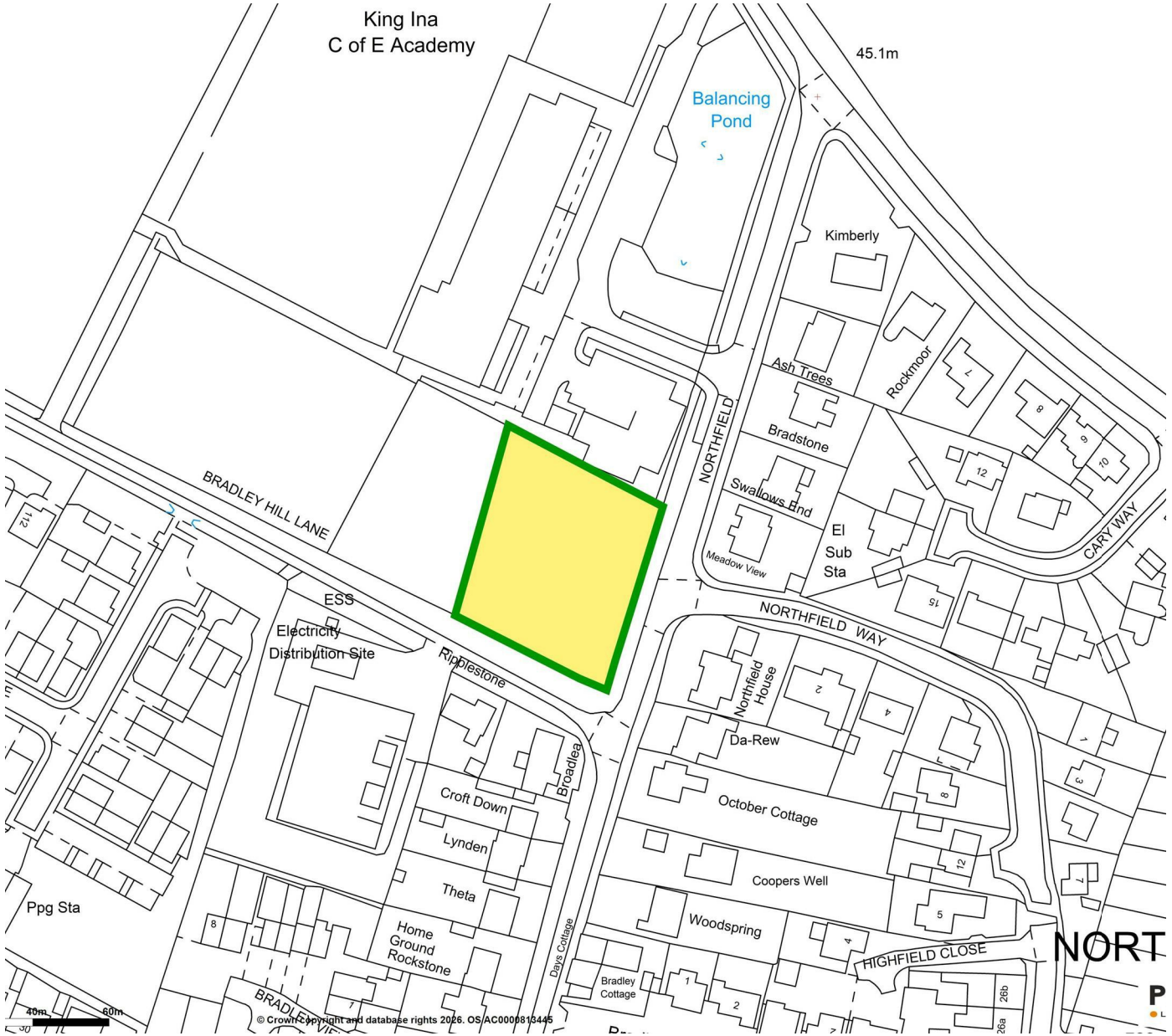
yeovil@symondsandsampson.co.uk



LOCATION

The hilltop town of Somerton dates back to the Anglo-Saxon era when it was the capital of Wessex and an important political and commercial centre. In the centre of the town is a wide market square with its octagonal roofed market cross, surrounded by charming period houses. This attractive small town has an excellent range of facilities, including a variety of services such as a small supermarket, dentist, chemist, library, butchers, newsagents, galleries, doctors' surgery and schools, with the larger commercial centre of Yeovil within an easy drive, as is the pretty Abbey town of Sherborne.

The A303 is just 5 miles to the south with good connections to London and the south east. The M5 is accessible at Taunton (within 25 miles). Mainline services to Paddington run from Castle Cary, with Waterloo access available from Sherborne, Yeovil and Templecombe.

EDUCATION:
Village primary schools in Somerton, Charlton Mackrell (2 miles) and in Kenton Mandeville (6 miles). Nearby private schools Millfield Prep and Senior School at Street (8 miles), Hazlegrove Preparatory School (7 miles), and Sherborne Boys' and Girls' Senior and Prep Schools (12 miles).

SPORTING AND RECREATION:
The area is well provided for with bridleways, quiet lanes and footpaths, along with fishing lakes at The Viaduct. Fishing and sailing (by permit) at Sutton Bingham Reservoir near Yeovil and the Jurassic Coast are just over 20 miles away. Racing at Wincanton, Salisbury and Taunton. Numerous golf courses, including Wheathill and Yeovil. Theatres in Bath, Yeovil, Bristol and Salisbury. The Newt Country Estate and Bruton are also just an easy drive.

OUTLINE PLANNING

The site was granted outline planning permission on 19th June 2025 application ref: 21/02154/OUT.

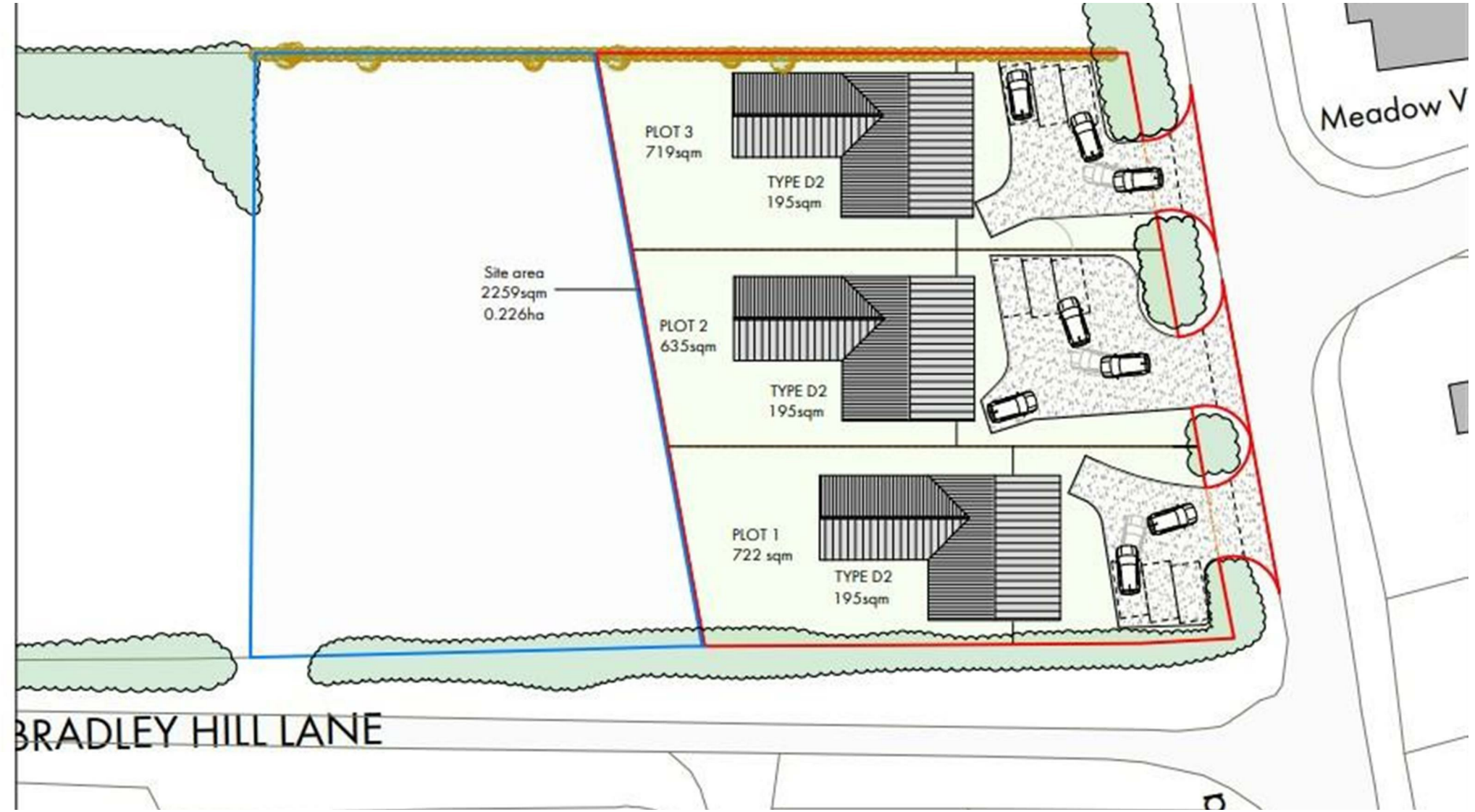
DIRECTIONS

What3words:
///dugouts.leathers.extensive

MATERIAL INFORMATION

We understand Woodrow Dairy Ltd has available credits to provide the required 0.18 kg of Phosphorous mitigation to off set the development and a reserve fee has been paid and the phosphates credits reserved but not paid.

We understand there is a drainage pipe running through the site.



YEO/SH/09.07.2026

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