



Waymark



FOR SALE

RESIDENTIAL DEVELOPMENT LAND – CONSENT FOR UP TO 200 DWELLINGS

Land off Ansford Hill, Castle Cary, Somerset BA7 7PD



LOCATION

Castle Cary is an attractive historic market town in south Somerset with an appealing variety of independent retailers and facilities and strong road and rail connections to the wider region.

Castle Cary railway station, located on the northern edge of the site is a key junction on the Reading to Taunton line (Berks and Hants line) and the Heart of Wessex line. It connects London Paddington to the South West and serves as a diverging point for trains towards Weymouth.

The A303 is approximately 6 miles to the south which, with the M5, is a major arterial road through the county linking employment hubs across the region.

THE SITE

Extending to approximately 24 acres (9.76 ha) the property, presently in agricultural use, grades down from south to north offering extensive rural views from the northern edge of the town.

A public footpath runs along the eastern boundary, providing an existing link between the town and the railway station.



PLANNING

Outline Outline Consent for the “Erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space” was consented on appeal on the 17th May 2022. Planning Ref:19/01840/OUT. Appeal reference 3259668.

A Revered Matters Application has been submitted (24/02946/REM) and this includes several Condition Discharge elements, which will be expected to be agreed upon Grant of Planning, with confirmation and Decision Notices added to the Data Room as the Application progresses. Current progress of the Reserved Matters application can be found on the Somerset Council planning portal.

The current scheme comprises a total of 208,678 sq ft (19,386.71 sq m) of which open market units comprise 133,698 sq ft (12,420.88 sq m).



The Creamery at the Station



Street scene in Castle Cary



Street scene in Castle Cary

S.106

The completed S.106 dated 14th April 2022 and subsequently amended by a Deed of Variation dated 5th February 2026 includes for the following:

- 70 affordable homes with no less than 80% as social rented
- POS – on site
- Education – early years and primary education contributions
- LEAP – off-site contribution
- Youth Facilities- off-site contribution
- Changing Rooms – off-site contribution

All contributions will be the responsibility of the purchaser.

PHOSPHATES

Phosphate credits, provided by the vendor based on land and operations held outside of the subject property, have been accepted by Somerset Council and therefore this site is released from the “fallow land strategy” obligations noted in the S.106.

CIL

CIL will be payable on this site and bidders are to set out their calculation in any offers.

UTILITIES

Foul – mains connection. Wessex Water have not flagged any upgrades being needed.

Storm – after attenuation discharge via an existing drainage culvert under the railway and open ditch to the River Brue.

Water – mains connection. Wessex Water have not flagged any upgrades being needed.

Power – An approach has been made to SSEN to establish whether off-site upgrades are needed.

DEVELOPER OBLIGATIONS

The developer to ensure that a land corridor from the new adopted estate road will be reserved in favour of retained land to the east to allow a future road connection.

All necessary rights and reservations will be retained for the benefit of retained land to the east to connect into the new estate roads and services.

LAND OWNERSHIP

This is a joint sale between two vendors. Land Registry Office copies can be found in the data room.

TECHNICAL PACK AND INFORMATION

A list of the reports which can be assigned through Letters of Reliance will be added to the data room together with the format of the LOR's.

Access to the data room via this link or by scanning the QR code: castlecarystationgreen.co.uk



VACANT POSSESSION

The land will be sold freehold with vacant possession on completion.

VAT

VAT on the land sale will apply.

LEGAL COSTS

The purchaser to provide an undertaking for the vendors reasonable legal cost of up to £15,000 plus VAT in event it withdraws from the transaction following agreement of heads of terms.

METHOD OF SALE

The site is being offered on a subject to contract basis, unconditional on any further planning applications.

All offers must clearly state any wider conditions, if any, attached to their offer and a list of any assumed abnormal cost allowances.

Contact

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DISCLAIMER

Waymark Property on their own behalf and on behalf of the proposed vendors give notice that:

- i) These particulars are for the general guidance of intended purchasers and/or any other persons and do not constitute part of an offer or contract nor are they guaranteed.
- ii) All descriptions and areas, reference to permissions and other details are given in good faith and are approximate and are given without liability and any intended purchasers should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy.
- iii) All visual media are for illustrative purposes only.
- iv) No director or person employed by Waymark Property has any authority to make any representations or give any warranty in relation to this property.

To register your interest and view all relevant documentation please scan the QR code or visit:
castlecarystationgreen.co.uk



Key		
	Site Boundary (9.89ha)	
Affordable Provision Key:		
	Intermediate	
	Social Rented	
Other:		
	Plot Number (1 to 200)	

PROJECT TITLE			
Station Green, Castle Cary			
DETAIL			
Proposed Masterplan			
24022SG - LHC - 00 - XX - DR - L - 01.03			
STATUS			
S3 ISSUE FOR PLANNING			
REVISION	DATE	SCALE	
P13	07/06/24	1:1000 @A1	
LHC PROJECT NUMBER			24022

NO	DATE	DESCRIPTION	BY	CHK
010	07/06/24	Final Issue for Planning	EP	EP
011	07/06/24	Issue for Planning	EP	EP
012	07/06/24	Issue for Planning	EP	EP
013	07/06/24	Issue for Planning	EP	EP
014	07/06/24	Issue for Planning	EP	EP
015	07/06/24	Issue for Planning	EP	EP
016	07/06/24	Issue for Planning	EP	EP
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018	07/06/24	Issue for Planning	EP	EP
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027	07/06/24	Issue for Planning	EP	EP
028	07/06/24	Issue for Planning	EP	EP
029	07/06/24	Issue for Planning	EP	EP
030	07/06/24	Issue for Planning	EP	EP

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