

# Residential Development Land Sales



**Development Site @ Former Fir Tree Inn, 140 Frome Road, Writhlington, Radstock, BA3 3LL**

**Guide Price £350,000**

Hollis Morgan – LAND AND DEVELOPMENT - Former public house with PLANNING GRANTED for CONVERSION to 7 apartments and 1 x NEW BUILD detached cottage with parking.

# Development Site @ Former Fir Tree Inn, 140 Frome Road, Writhlington, Radstock, BA3 3LL

## THE PROPERTY

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as the Former Fir Tree Inn, 140 Frome Road, Radstock, BA3 3LL, in the popular Village of Radstock. The former Fir Tree Inn has the benefit of a detailed planning consent for change of use of use from a pub, erection of an extension and new build development to create 8 no. residential dwellings (Use Class C3); associated car and cycle parking; landscaping and private amenity space.

## THE OPPORTUNITY

Detailed planning was granted in January 2026 for 8 x one & two bedroom dwellings, including 7 x apartments and 1 x detached cottage.

The total Gross Internal Area is 7,018 SqFt /652 SqM (excluding Unit 4 first floor storage)

We are seeking Unconditional offers via Private Treaty.

## CIL

The CIL liability for the site is £120,000. See Data Room for CIL Liability Notice.

The Seller is looking to reduce the CIL amount through discussion with the local planning authority, please work any offer based on the £120,000 figure and any reduction in the CIL amount will be added to the final price before Completion.

## VAT

We understand the building has been elected for VAT.

## VACANT POSSESSION

The property is fully vacant.

## PROPOSED SCHEDULE OF DEVELOPMENT

Unit 1 | 2 Bedrooms | 915 SqFt | Plus Garden Plus Parking  
Unit 2 | 2 Bedrooms | 829 SqFt | Plus Garden Plus Parking  
Unit 3 | 2 Bedrooms | 1023 SqFt | Plus Garden Plus Parking  
Unit 4 | 1 Bedroom | 538 SqFt | Plus Parking  
Unit 5 | 2 Bedrooms | 936 SqFt | Plus Garden Plus Parking  
Unit 6 | 2 Bedrooms | 1,442 SqFt | Plus Garden Plus Parking  
Unit 7 | 2 Bedrooms | 797 SqFt | Plus Parking  
Unit 8 | 2 Bedrooms | 861 SqFt | Plus Parking

## PLANNING INFORMATION

Planning References - Bath & North Somerset Council

Full Application consent: 24/01208/FUL- Granted 09/01/2026

Listed Building consent: 24/01209/LBA - Granted 13/01/2026

Plans available on the planning portal and within the Data Room.

## LISTED BUILDING INFO

Heritage Category: Listed Building

Grade: II

List Entry Number: 1115163

Date first listed: 21-Dec-1979

List Entry Name: Fir Tree Inn

Address: Fir Tree Inn, Frome Road, Radstock BA3 3LJ, UK

## LOCATION

### LOCATION

This development site is located on the corner of Frome Road and Knobsbury Lane, conveniently positioned within walking distance of Writhlington's local amenities and a short drive from the town centre of Radstock, which offers a good range of local amenities including schools, doctors' surgeries, a leisure centre and a selection of shops and supermarkets. Trinity Church Primary and Writhlington Secondary and Sixth Form Schools are both within walking distance, while Wells Cathedral and All Hallows independent schools are only a short drive away.

Attractive countryside walks and cycle routes can be enjoyed nearby, including the popular Greenway path linking Radstock and Midsomer Norton. The restored Somerset & Dorset Railway at Midsomer Norton provides a touch of local heritage. Radstock offers an easy commute to the cities of Bath and Bristol, with the cathedral city of Wells and the market town of Frome within a short drive.

<https://what3words.com/snips.amending.placed>

## VIEWINGS

### SITE VISITS

To arrange an internal inspection please contact Hollis Morgan.

## METHOD OF SALE

The site is to be sold by private treaty, Subject to Contract. Unconditional offers are sought on the basis of the current detailed consent for the 8 x Dwellings.

Offers are to be emailed directly to:

[patrick@hollismorgan.co.uk](mailto:patrick@hollismorgan.co.uk) and [krish@hollismorgan.co.uk](mailto:krish@hollismorgan.co.uk)

## DETAILS TO ACCOMPANY OFFERS

As part of your offers, please provide:

Price

Payment profile (deposit level & any deferred payments)

Conditions of the purchase

Timescales for purchase

Financing Details - Proof of Funds, including details of lender

## PROPERTY DETAILS DISCLAIMER

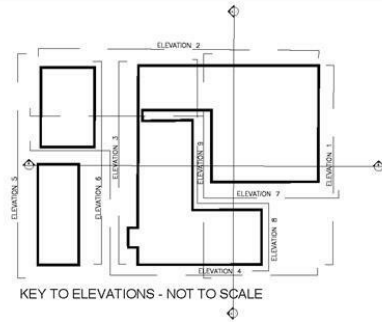
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. Computer generated images are purely for illustrative purposes only and are not exact images of the approved plans, parties should undertake their own due diligence on the designs and plans. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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PROPOSED SITE PLAN - SCALE 1:500



KEY TO ELEVATIONS - NOT TO SCALE

**SCHEDULE OF ACCOMMODATION**

1.	4 PERSON 2 BEDROOM APARTMENT	85 sqm
2.	4 PERSON 2 BEDROOM APARTMENT	77 sqm
3.	4 PERSON 2 BEDROOM APARTMENT	95 sqm
4.	2 PERSON 1 BEDROOM APARTMENT	50 sqm (excludes first floor storage)
5.	4 PERSON 2 BEDROOM APARTMENT	87 sqm
6.	4 PERSON 2 BEDROOM DWELLING	104 sqm
7.	4 PERSON 2 BEDROOM APARTMENT	74 sqm
8.	4 PERSON 2 BEDROOM APARTMENT	80 sqm
		<b>652 sqm</b>

**TOTALS:**

- 1No 1 BEDROOM APARTMENT
- 6No 2 BEDROOM APARTMENTS
- 1No 2 BEDROOM DWELLING
- 12No Car Parking spaces\* (100% provision)
- 1100L General Refuse\*\* + 1No. MRC to Plots 1,2,3,4,5,8.
- 280L General Refuse + Recycling Boxes Plot 6
- 24no. Cycle Parking spaces\*\*\* (100% provision)

\* Car parking provision calculated based on B&NES car parking standards of 1 space per 1 bed dwelling, 1.5 spaces per 2 bed dwelling, and 2 spaces per three-bed dwelling

\*\* General refuse provision calculated per person on B&NES guidelines of 140L refuse provision per apartment. Across 7 apartments = 980L requirement.

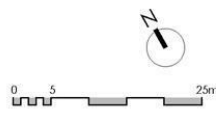
\*\*\* Cycle parking provision based on B&NES cycle long stay standards of 1-2 spaces per 1 bed dwelling, and 2 spaces per 2 bed dwelling

**OPTIONAL TECHNICAL STANDARDS:**

- Unit 3 to meet M4(3)(2a) standard (wheelchair adaptable) - 11% of proposed
- Units 1 & 2 to meet M4(2) standard (accessible and adaptable housing) - 22% of proposed

- K 06/10/2025 Amendments to suit planning feedback
- J 28/11/2024 Amendments to suit planning feedback
- H 15/10/2024 Amendments to suit planning feedback so far
- G 13/03/2024 Private amenity consultation & MRC update
- F 06/03/2024 Accessibility amendments
- E 30/01/2024 Amendments following ADL feedback
- D 18/01/2024 Layout amendments following pre-app response
- C 11/06/2021 Layout amendments - B Units
- B 25/05/2021 Pre-App Draft
- A 21/05/2021 Draft Updates
- 20/05/2021 Draft Issue

Notes:  
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<p>WOTTON DONOGHUE ARCHITECTS</p> <p>0117 9463966 info@wdotch.co.uk www.wdotch.co.uk</p>	<p>Project: <b>Fir Tree Inn, Frome Road, Wiltlington</b></p> <p>Site: <b>Proposed Site Plan &amp; Elevation Key</b></p>		
	<p>Drawn: <b>679/210</b></p>	<p>Revision: <b>K</b></p>	<p>Status: <b>Planning</b></p>
	<p>Scale of A3: <b>1:500</b></p>	<p>Date: <b>October 2025</b></p>	<p>Drawn/Checked by: <b>CD/GT</b></p>
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