



Connells

Land Rear Of Council Offices Churchfields
Wincanton



Property Description

The site is situated off Churchfields, a well-established and attractive residential address positioned just to the southern end of the High Street within the town centre of Wincanton. Located to the rear of the former Council buildings and accessed via an established vehicular right of way, the site offers a discreet yet highly sustainable setting for residential development. Its central position provides immediate access to local amenities whilst benefiting from a tucked-away environment well suited to modern family housing.

The scheme represents an efficient and deliverable development opportunity in a strong local housing market with ongoing demand for high-quality two and three-bedroom homes.

Planning Permission

Planning Permission was granted on appeal by Somerset Council under reference 22/00341/FUL, with a number of pre-commencement conditions discharged on 9th April 2025.

The approved scheme comprises:

- o 2 x Semi-Detached Three-Bedroom Houses - approx. 873 sq ft each

- o 2 x Semi-Detached Two-Bedroom Houses - approx. 753 sq ft each

Each dwelling benefits from two allocated parking spaces, creating a practical and policy-compliant layout well suited to the local buyer profile.

The Community Infrastructure Levy (CIL) liability payable by the purchaser is £16,378.93.

Full documentation is available via the Somerset Council Planning Portal.

Location

The site lies within the town centre of Wincanton, an established and well-served market town in South Somerset. Wincanton provides a comprehensive range of day-to-day amenities including Supermarkets and independent retailers, Health centre and library, Churches and community facilities, Two primary schools and a comprehensive school, Indoor sports centre with swimming pool and Extensive outdoor sporting facilities.

The town is nationally recognised for Wincanton Racecourse, which hosts National Hunt racing and contributes to the town's profile and visitor economy.

Strategically, Wincanton benefits from excellent connectivity with Immediate access to the A303 (London - Exeter) corridor and Mainline rail services from nearby Gillingham and Templecombe (London Waterloo)

This strong transport connectivity enhances the town's appeal to commuters and regional buyers, supporting residential demand.

Services

Mains water; electricity and drainage are available within the street.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



10m @ 1:100



To view this property please contact Connells on

T 01747 821 791

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating:
Exempt

Council Tax
Band: Deleted

view this property online [connells.co.uk/Property/GIL306521](https://www.connells.co.uk/Property/GIL306521)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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