# Residential Development Land Sales

**Development Land @ Head Street, Yeovil, Tintinhull, BA22 8QG**

**Guide Price £2,000,000**

Hollis Morgan – LAND AND DEVELOPMENT - Land with FULL PLANNING for 28 X OPEN MARKET DWELLINGS | ATTRACTIVE VILLAGE of TINTINHULL with excellent links via A303 | READY TO BUILD

# Development Land @ Head Street, Yeovil, Tintinhull, BA22 8QG

## INTRODUCTION

Hollis Morgan Land & Development have been appointed by Veldor (Yeovil) Limited on the sale of this Freehold land, known as Land at Head Street, Tintinhull, Somerset, BA22 8QG.

This 3.5 acre / 1.41 hectare parcel of land has the benefit of Reserved Matters detailed planning consent for the erection of 28 fully private dwellings, with zero affordable housing units.

There are zero off-site costs in relation to phosphate / nutrient neutrality mitigation, which are to be mitigated on site through an on-site drainage system.

## THE OPPORTUNITY

Detailed planning was recently granted in July 2026 for 28 x 1 to 5 bedroom homes, that were designed to be a decent mix to optimise open market sales in this location.

The total Gross Internal Area is 28,333 SqFt / 2662.9 SqM.

## ZERO AFFORDABLE HOUSING

There are to be no affordable housing units required as part of the Section 106 as these were removed on viability grounds, which as part of the S106 will need to be re-assessed prior to 90% of the dwellings reaching Practical Completion.

## DRAINAGE

The proposed drainage strategy sees the foul connect into the mains drains in the road just outside the site entrance, with the surface water drainage discharging into the water course on the western boundary.

## PLANNING

Planning References - Somerset Council (Area South)

Outline consent: 16/04608/OUT - Allowed at Appeal in October 2017

Reserved Matters consent: 20/02014/REM - Granted July 2026

## THE PROPERTY

UNIT MIX

5 No. | 1 Bedrooms | 2 Persons
8 No. | 2 Bedrooms | 4 Persons
6 No. | 3 Bedrooms | 5 Persons
2 No. | 3 Bedrooms | 6 Persons
2 No. | 4 bedrooms | 6 Persons
4 No. | 4 Bedrooms | 8 Persons
1 No. | 5 Bedrooms | 8 Persons

SITE VISITS

The site can be viewed from the road. To walk the site, please contact Hollis Morgan.

COPYRIGHT & RELIANCE

Copyright and Letters of Reliance for all of the plans, reports and surveys will be provided upon Completion.

VAT

We understand the land is elected for VAT.

FREEHOLD

The land is sold freehold.

VACANT POSSESSION

The property is available with Vacant Possession

## LOCATION

The land sits north of Head Street on the western edge of the village of Tintinhull, which has amenities including a village school, parish church and the National Trust administered Tintinhull Gardens.

The land is primely located for joining the A303, with direct routes through Somerset from London to Exeter.

The nearby towns of Somerton, Castle Cary, Yeovil and Sherborne all provide a good variety of shopping, educational and recreational facilities. There are mainline railway stations at Castle Cary with a service to London Paddington and to the south at Yeovil or Sherborne with a service between Exeter St Davids and London Waterloo.

The area is well known for the quality of its education with schools including Millfield, King's Bruton, Sherborne Boys and Sherborne Girls, Leweston, Sherborne Preparatory School, Perrott Hill and Hazlegrove as well as a number of well-regarded state schools.

## 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 28 x dwellings.

DETAILS TO ACCOMPANY OFFERS

As part of your offer, please provide:
Proof of finance
Price
Payment profile relating to any deferred payments.
Conditions of the purchase
Timescales for purchase

## 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. 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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