



FOR SALE – FREEHOLD DEVELOPMENT LAND

Land with detailed planning consent for 9 open market units

Land Off Ruddock Close, West Coker, Yeovil, Somerset, BA22 9DX

**Chesters
Harcourt**

Illustrative boundary plan

EXECUTIVE SUMMARY

- Full planning permission for 9 open market dwellings.
- Situated in an elevated position with views over West Coker.
- Site extends to approximately 1.2 acres (0.48 ha).
- For sale by private treaty.

THE SITE

The site is extremely well located in the village, situated in an elevated position with views over West Coker, which sits in an attractive valley and has a high concentration of Listed buildings.

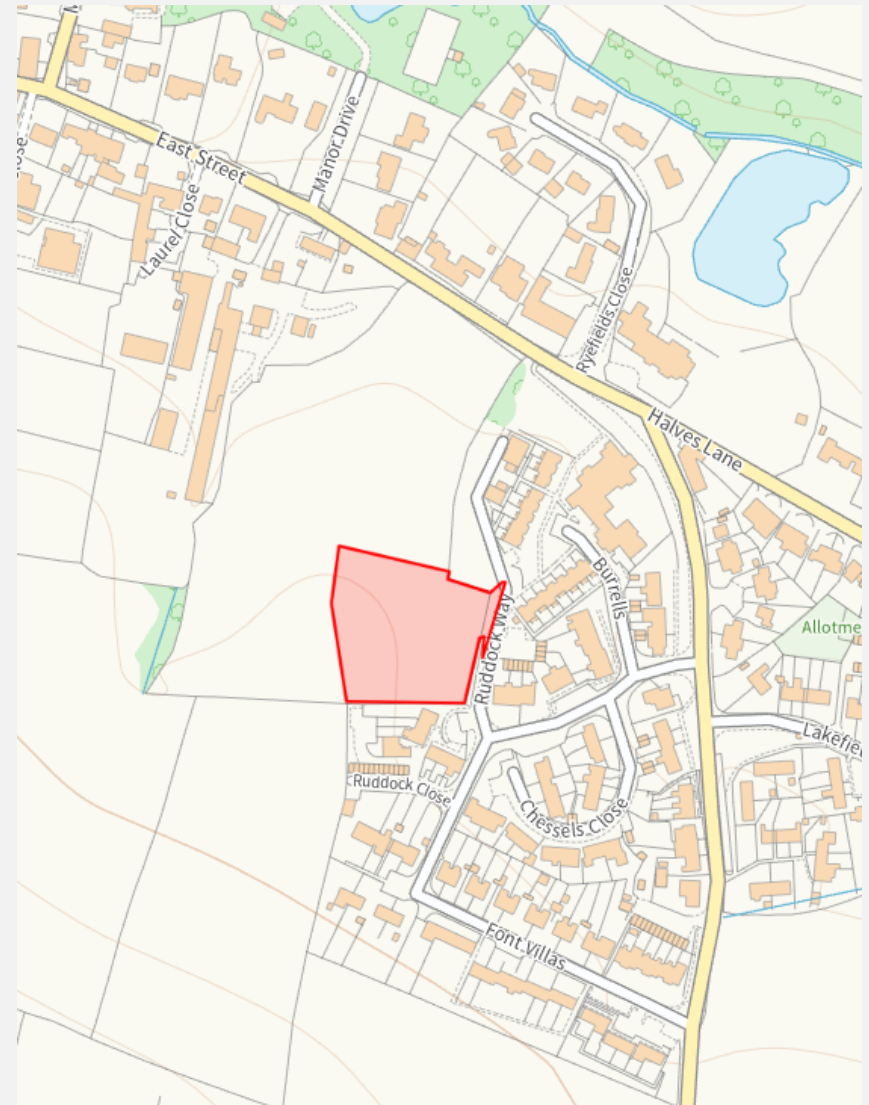
Village amenities include a recreation ground 200 metres to the northeast which has a cricket pitch, tennis courts, and playground. There is also a hotel, pub, butchers, village shop, and primary school in the village.

The site sits within a paddock with mature hedges and trees forming the existing boundaries. To the south-west is open countryside, to the south and east is existing housing, and to the north and north-west is open paddock land which connects to the village.

THE LOCATION

West Coker is a well regarded village in a sought after location. Being located approximately 2.5 miles (4 km) from Yeovil town centre it has a comprehensive range of amenities in convenient proximity.

The A303 is 6 miles (9.7km) by road and can be accessed by car in 10 minutes. Train stations at Yeovil Junction and Yeovil Pen Mill provide rail connectivity to Exeter (56 mins) and London (from 2hrs 14mins).



PLANNING

The site has the benefit of full planning permission under 24/02591/FUL for the erection of 9 dwellings with associated vehicular and pedestrian access, drainage, hard and soft landscaping.

The proposed scheme is subject to payment of the Community Infrastructure Levy (CIL) however there is no S106 agreement.

The layout plan submitted with the application demonstrates the capacity for the following accommodation:

Plot	Type	GIA (m ²)	GIA (ft ²)
Plot 1	3 bed 5 person house	105	1,133
Plot 2	3 bed 6 person house	116	1,252
Plot 3	3 bed 6 person house	116	1,252
Plot 4	3 bed 5 person bungalow	89	960
Plot 5	4 bed 6 person bungalow	100	1,076
Plot 6	4 bed 6 person bungalow	100	1,076
Plot 7	4 bed 7 person bungalow	128	1,372
Plot 8	3 bed 6 person house	156	1,679
Plot 9	3 bed 6 person house	156	1,679
Total		1,067	11,481



INFORMATION PACK

An electronic information pack is available by contacting the Agents. If there is further information which would be helpful to assist you then please do not hesitate to contact the Agents.

TENURE

The property is to be sold freehold with vacant possession.

METHOD OF SALE

The whole site that is subject to the planning permission is offered for sale by informal tender. Offers are invited with a preference to be made on an unconditional basis. The bid deadline is to be confirmed to interested parties in due course. All interested parties must therefore register their interest.

If you consider that a conditional offer would result in a materially more attractive offer then please discuss this with the Agents.

VAT ACT 1994

The vendor has opted to tax on the land and consequently VAT is payable on the purchase price.

VIEWING

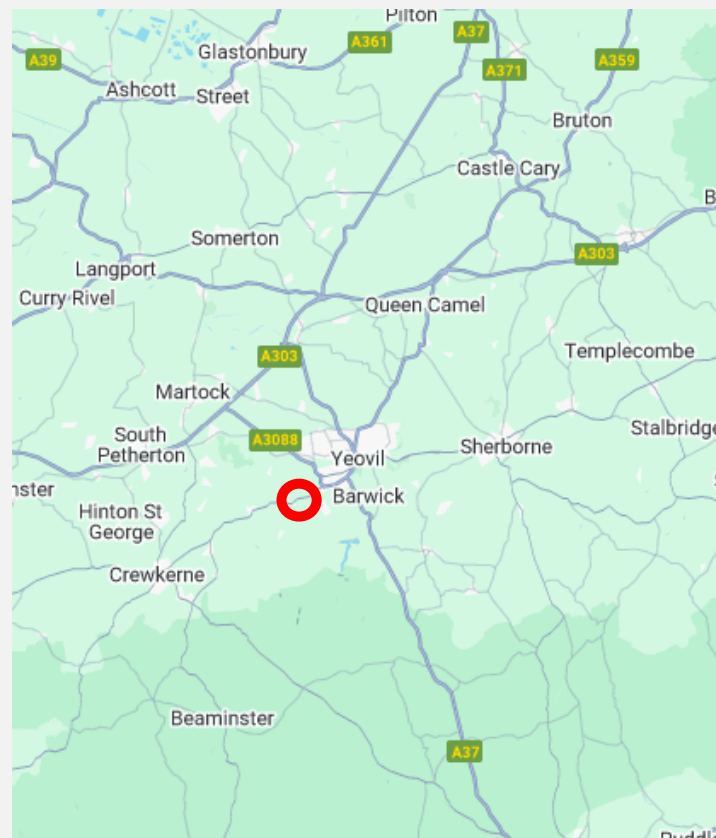
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CONTACT

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