

# Land at Longcroft Retirement Village, Stone Lane, Yeovil, Somerset BA21 4NU



With consent for a residential retirement community of 29 independent living bungalows subject to a S106

Circa. 3.1 ha abutting the northern extent of the town beyond Combe Street Lane. Being part of the award winning Longcroft Farm development with The Trough Restaurant and Farmyard Retreats holiday scheme



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## LOCATION

Being a rural setting on the northern edge of the town beyond Combe Street Lane.

The site is part of the award winning Longcroft Farm development which includes The Trough Restaurant and Farmyard Retreat.

<https://www.thetrough.co.uk/>

<https://www.farmyardretreat.co.uk/>

## SITE DESCRIPTION

Comprising undeveloped land (Edged Red) being a gently sloping pasture 3.1 ha field. With a shared access road off Stone Lane.

With consent for a residential retirement community of 29 independent living bungalows, residents building incorporating wardens' office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works.

In all some 2,497 sq m 26,878 sq ft of residential space.

1 bed 2 Person	15
2 bed 4 person	10
3 bed 6 person	4
<b>Total</b>	<b>29</b>

## PLANNING

Full planning details are available online Ref: 15/00763/FUL

[Planning Application](#)

## THE SCHEME

In total there are proposed to be 15no 1 bed dwellings, 10no 2 bed dwellings and 4no 3 bed. The dwellings will be constructed of ham stone, render and a mix of untreated and treated timber cladding. Each dwelling includes an integral garage and will be fully wheelchair adaptable, and comply with Life Time Homes design standards.

## FLOOD ZONE

The site is in Flood Zone 1



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## NUTRIENT NEUTRALITY

Not Applicable

## S106

The S106 restricts occupation to those aged 55 and over with offsite contributions including affordable housing. There is also a requirement in respect of a community building and community open space.

## SERVICES

It is our understanding that all mains services are available in Stone Lane. All enquiries in respect of location and capacity must be directed to the respective utility provider.

## TECHNICAL PACK

A full technical pack is available.

## TENURE

The site is offered freehold with a shared private drive.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## PRICE

On application.

## VAT

To be confirmed. It is our understanding VAT will not be charged.

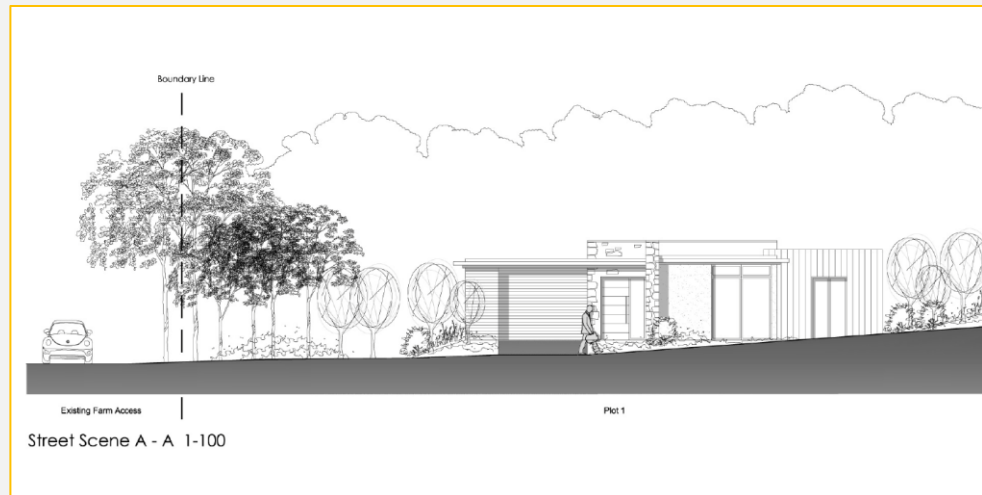
## CONTACT

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