



Full planning for 6 Open Market Dwellings

Circa. 0.49 ha abutting the northern extent of the town

FOR SALE BY PRIVATE TREATY

Land at Combe Street Lane, Yeovil Somerset BA21 3PG

LOCATION

Located off Combe Street Lane close to its roundabout at Ilchester Road (A37). Within the local character zone *Northern Escarpments, Dips, Slopes and Foothills* benefitting from a prominent location on the northern escarpment with an expansive rural landscape.

SITE DESCRIPTION

Comprising undeveloped land (Edged Red) forming part of a pasture field. With a new single access road off Combe Street Lane close to the junction with Combe Park.

PLANNING

Appeal Ref: APP/E3335/W/25/3360495

Permission was granted (13/10/2025) at Appeal for the erection of 6 open market dwellings with associated access, parking and landscaping. With conditions.

THE SCHEME

Planning approval was sought in 2024. [20/00534/FUL](#)

The application was for the erection of 6 dwellings with associated landscaping. The proposal provided for 4 3 bed dwellings and 2 2 bed dwellings. The dwellings are bungalows the larger of which have a room in the roof.

Parking and turning is provided for 2 cars per dwelling plus visitor parking.

Plot 1	110 sq m	3 bedroom
Plots 2-4	110 sq m	3 bedroom
Plots 5 & 6	85 sq m	2 bedroom

LAND TO THE NORTH

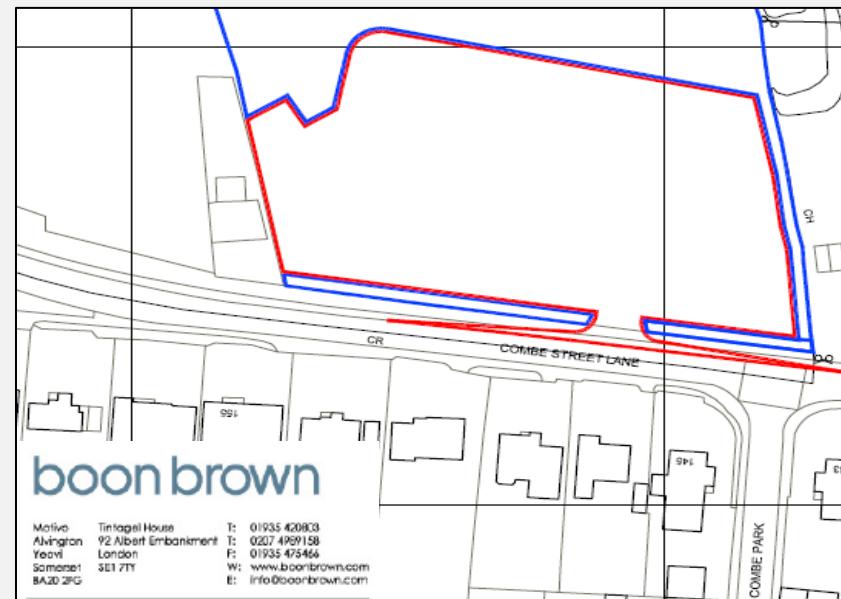
Proper consideration will also be given to any interest purchasers may also have in the adjoining land within the same ownership (land to the north).

HIGHWAYS

There were no highway issues in the planning process.

FLOOD ZONE

The site is in Flood Zone 1



Land at Combe Street Lane, Yeovil Somerset BA21 3PG

NUTRIENT NEUTRALITY

Nutrient neutrality has been demonstrated through the availability of credits – Woodrow Dairy Ltd.

COMMUNITY INFRASTRUCTURE LEVY

Is applicable. Calculated by reference to the gross internal area of the houses and garages.

[CIL calculator](#)

SERVICES

It is our understanding that all mains services are available in Combe Street 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.

METHOD OF SALE

The property is offered for sale initially by Private Treaty. Price on application.

VAT

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

CONTACT

For further information please contact Chesters Harcourt :

David Foot MRICS

david.foot@chestersharcourt.com

07825 525055 or 01935 415454

**Chesters
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com



Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.