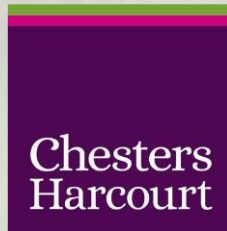




## Residential Development Site For Sale

A prime residential development site with a resolution to grant planning permission for 47 dwellings with 40% affordable housing

Land at Gipsy Lane, Wells, Somerset, BA5 1NE





### EXECUTIVE SUMMARY

- Edge of settlement site extending to 8.40 acres (3.40 ha).
- Resolution to grant outline planning permission, subject to the completion of the Section 106 Agreement.
- Scheme designed for 47 units (40% affordable).
- Attractive semi-rural setting with views over open countryside.
- Strong connectivity into Wells.
- Bid deadline midday on **27<sup>th</sup> March 2025**.

### THE SITE

Situated on the western edge of the city of Wells in Somerset ([Google Maps link](#)). The Site comprises a gross area of 8.40 acres (3.40 ha), consisting of an agricultural field sloping north to south.

The land lies to the south of the B3139/Elm Close, one of the main transport routes serving the city. Gipsy Lane and Burcott Lane bound the western and southern site boundaries.

The land immediately to the east of the property has a planning permission for 100 dwellings (planning reference: 2019/1381/OTS). Open countryside lies to the south and west, and to the north the land use is existing residential, situated on the settlement boundary.

### THE LOCATION

Wells is a cathedral city located on the southern edge of the Mendip Hills, 21 miles (34 km) south-east of Weston-super-Mare, 22 mi (35 km) south-west of Bath and 23 mi (37 km) south of Bristol.

Facilities local to the site include a convenience store 500 meters to the east along Burcott Lane, several larger supermarkets, a wide range of independent retailers, primary and secondary schools, as well as leisure facilities, all within a 20 minute cycle.

Frequent bus services run to surrounding settlements, with the nearest bus stops located within 125m along Elm Close. Pedestrian and cycle connectivity into Wells will be enhanced with connectivity via the neighboring development to the east, and vehicle access to the site is achieved from Elm Close.



### PLANNING

A resolution to grant outline planning permission, subject to agreement of the section 106, has been awarded by Somerset Council (ref [2023/1515/OUT](#)).

*Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting infrastructure.*

## PLANNING CONT.

A full suite of planning documents, including Committee Reports, draft conditions, and draft Section 106 Agreement are contained within the technical pack.

Please contact Alex Bullock at LVA to discuss any planning matters in more detail.

## TECHNICAL PACK

A technical information pack providing details of the site is available by contacting the Agents. This includes:

- Full suite of planning documents
- Legal pack and Title information
- Technical planning documents
- Historic utilities information (bidders required to make their own enquiries)
- Ground Investigation (Phase 2 to follow)
- Topographic survey
- Sale/bid guidance
- Drone footage

If there is further information which would be helpful to assist you then please do not hesitate to contact the Agent.

## PHOSPHATES

The phosphate solution for the purposes of the current resolution is based on the deployment of an on-site Package Treatment Plant (PTP) which would be adopted by an OFWAT approved provider such as Albion Water.

The residual phosphate requirement (0.81kg) is proposed to be dealt with by way of phosphate credit purchase which the buyer would secure. The Promoter has secured access to phosphate credits for the residual and potentially a larger amount, if required, from Manor Farm and this can be discussed further as part of the sales process.

The Credit cost is in the region of £50,000 per credit dependent upon the number of credits purchased.



## METHOD OF SALE

The site is offered for sale by informal tender with vacant possession on completion. The **bid deadline will be midday on 27<sup>th</sup> March 2025**. Offers are invited with a preference to be made on an unconditional basis.

If you consider that an alternative approach would result in a materially more attractive offer then please put it forward in addition to an unconditional bid and we will discuss it with the landowner and promoter.

A Bid Pro Forma is contained in the technical pack and must accompany any offer. In addition, we would welcome any supporting documents to illustrate your bid.



## TENURE

The seller owns the freehold of the site being offered for sale, being the main body of the site as outlined in red on the sale plan (included in the technical pack) and consisting of Land Registry Title No ST120055. The spur coming off the site to the south (colored blue on the Sale Plan) is over land also owned freehold by the Seller. Necessary rights will be granted to the Purchaser to allow delivery of drainage infrastructure (surface water outfall and a PTP if required) over this land.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

A mains water pipe crosses the southern part of the site, see technical pack for detail. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

## VAT ACT 1994

The Seller has opted to tax under paragraph 20, Schedule 10. VAT is therefore payable on the purchase price.

## VIEWING

All viewings to be arranged via the Agent. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

## CONTACT

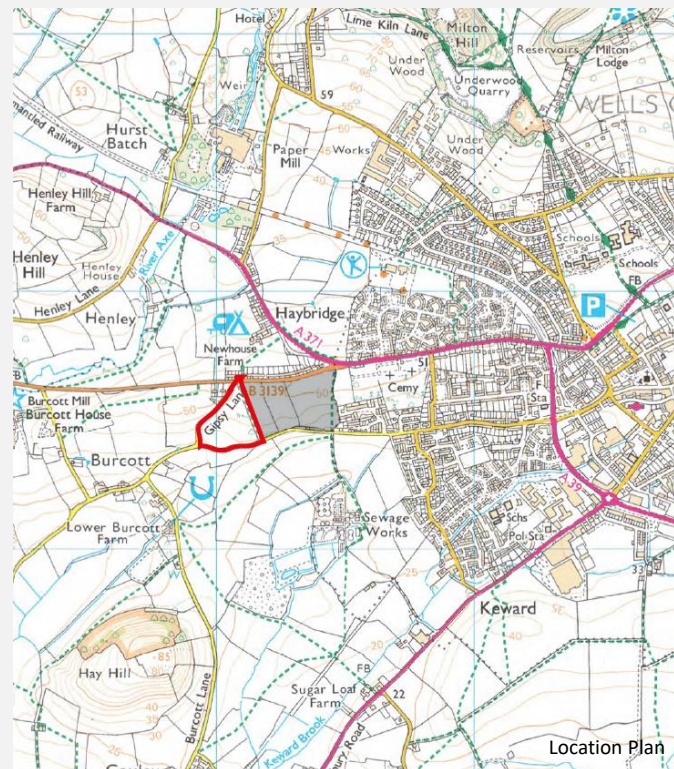
If you would like to discuss the opportunity in more detail please contact:



**Jamie Willis MRICS**  
Director  
07867 505 802  
jamie.willis@chestersharcourt.com



**Philip Kerr FRICS**  
Director  
07717 340 963  
p.kerr@chestersharcourt.com



**Chesters  
Harcourt**

**Chesters  
Harcourt**

[chestersharcourt.com](http://chestersharcourt.com)

**Tel: 01935 415454**

**Email: [info@chestersharcourt.com](mailto:info@chestersharcourt.com)**

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