



FOR SALE – DEVELOPMENT LAND IN BRUTON

Residential development site with a resolution to grant planning approval for up to 65 dwellings

Land off Wyvern Close, Bruton, Somerset, BA10 0AD

EXECUTIVE SUMMARY

- Edge of settlement site extending to approximately 13.75 acres (5.57 ha)
- Resolution to grant planning approval subject to completion of a S106 Agreement
- Up to 65 dwellings proposed to include 23 affordable units (35%)
- For sale by Informal Tender at a date to be advised

THE SITE

Situated on the north eastern side of Bruton, this site extends to approximately 13.75 acres. It is currently agricultural land and slopes from north to south where it abuts Brewham Road. The proposed access into the site is from Wyvern Close which is an established residential area lying to the west of the site. Open countryside lies to the east of the site.

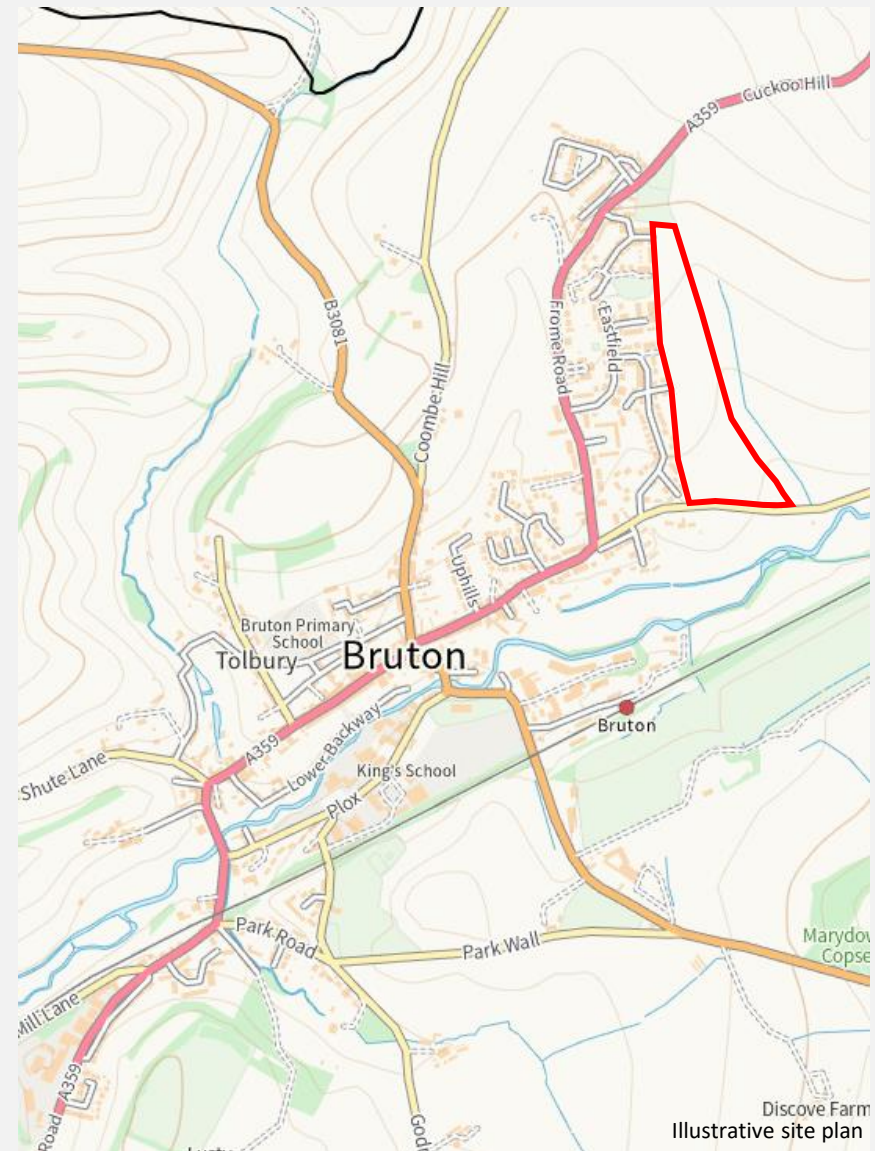
THE LOCATION

The site is located in the prosperous and sought after small town of Bruton which in recent years has become particularly popular due to various innovative art and leisure related facilities being developed close by including the Hauser and Wirth Gallery and the Newt Hotel and Gardens.

The historic core of Bruton is approximately three quarters of a mile from this site where there are a range of amenities and commercial facilities.

The town has a main line railway station linking in a north / south direction to Bath and Bristol and nearby Castle Cary has a main line rail link to London Paddington.

The regional town of Yeovil lies approximately 20 miles to the south whilst the increasingly popular town of Frome is circa 12 miles to the north.



PLANNING

Somerset Council have passed a resolution to approve planning approval under reference number 20/02297/OUT for the development of the site for up to 65 dwellings plus land to set aside for a doctors surgery.

The application was submitted in outline form with all matters reserved save for the access from Wyvern Close.

The approval is subject to the completion of a S106 Agreement, which is currently being drafted, to deal with the provision of affordable housing (17 social rented units and 6 first homes), financial contributions towards education and open space provision, together with provisions for the safeguarding of a site for a Doctors Surgery or a payment in lieu.

Full details of the planning position including a draft S106 Agreement are included in the technical pack.

TECHNICAL PACK

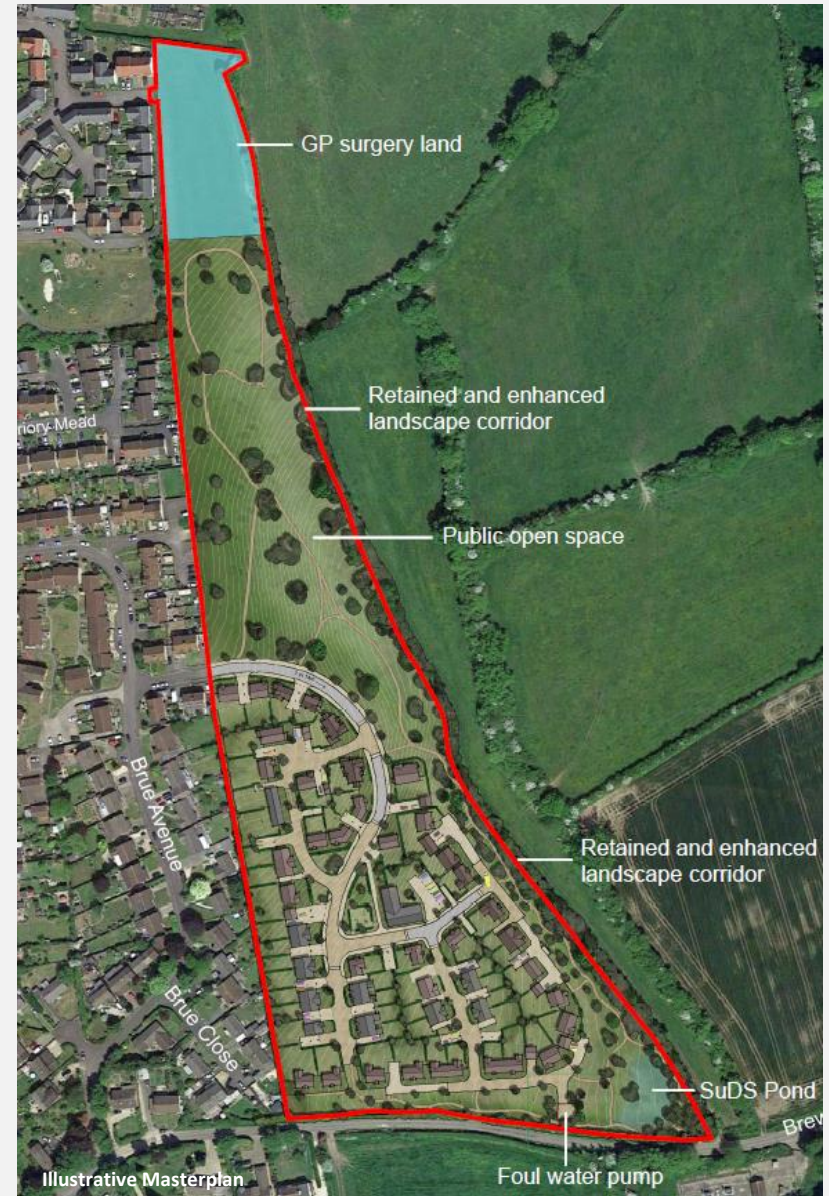
A technical pack is available by contacting the Agents. The pack includes:

- Phosphates solution details
- Planning documents
- Topographic survey
- Title information
- Drone photography
- Ground Investigation Report (Ph2)

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

PHOSPHATE MITIGATION

A credit scheme with an appropriate provider has been agreed to satisfy a requirement for the mitigation of 12.93 kg of phosphate generation. Further details are in the technical pack.



TENURE

The property is freehold with vacant possession.

METHOD OF SALE

The whole site that is subject to the planning application, including the potential Doctors Surgery land, is offered for sale. This will be subject to a call option in favour of the Sellers in the event that the Doctors Surgery site is not required, whereby that site is transferred back to the Sellers for a nominal £1. It will be a requirement of the transfer back that the Doctors Surgery site is fully serviced and accessible.

The site is offered for sale by Informal Tender at a date to be advised. Interested parties must therefore register with the Agents.

VAT ACT 1994

The Sellers will be opting to tax the site and thus VAT on the purchase price will be payable.

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

For further information please contact Chesters Harcourt:

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