

**FOR SALE**

**SOUTH SOMERSET**

**Residential Development**

**OUTLINE PLANNING FOR UP TO 55 DWELLINGS ON c.1.6 HA/4 acres**



**Dancing Lane, Wincanton, Somerset, BA9 9DQ**

A green field site within an attractive residential location on the northern edge of Wincanton.



## LOCATION

An historic market town, Wincanton is situated on the extreme southeast of Somerset, just north of the A303 and almost on the borders of Dorset and Wiltshire.

The town lies 15 miles north east of Yeovil, 12 miles north west of Shaftesbury, 17 miles south west of Warminster and 34 miles east of the county town of Taunton.

The town centre is well supplied with supermarkets (a large Morrison's and a recently extended Lidl), local and independent shops, health centre, library and churches. There are two primary schools and a comprehensive school as well as a 28-bed community hospital. Wincanton offers good sporting facilities including an indoor sports centre with swimming pool and good outdoor sporting facilities. National Hunt Racing takes place at its famous racecourse on the edge of the town. Historic Bath and Salisbury are an hour's journey away. Sherborne and Glastonbury are half an hour away.

The mainline railway station at Gillingham is approximately six miles away with services to London Waterloo and Exeter. Further north are Castle Cary and Bruton, which are on the Paddington line. The much improved A303, which links with the M3, provides east-west road travel and there is a regular coach service from Wincanton to Hammersmith.

## THE SITE

This is a slightly graded site with woodland boundaries to the north and east, an existing residential development to the south and the Wincanton Community Hospital to the west.

Road access is on to Dancing Lane, an established residential area with the design arrangements to cross part of the hospital site included with the consented design. Pre-existing permissions allow a purchaser to undertake such works on the hospital land.

## PLANNING

Outline planning permission was granted as an Appeal Decision on 19<sup>th</sup> October 2015 (ref: APP/R3325/A/14/2222697) for up to 55 dwellings, access works, relocation of NHS parking, provision of open space and other ancillary works in accordance with the terms of the application (ref: 14/00838/OUT) dated 24<sup>th</sup> February 2014.

A S.106 was executed as part of the Appeal process and covers, in brief, the following obligations:

- a) 35% affordable housing of which 33% can be for Intermediate Housing and the balance for Social Rented
- b) A contribution per dwelling ranging from c.£3,480 to c.£5,600 depending on the size of the houses. Such payments relate to education, social and sporting facilities
- c) To provide Public Open Space within the site





- d) To establish a Travel Plan

Copies of the Appeal Decision and S.106 are available by request as are the supporting documents to the application.

## **SERVICES**

We understand that mains water, electricity, gas and drainage are available, the location of such currently being established at the time of going to print.

## **TERMS**

Offers are sought for the freehold interest with vacant possession. Bids subject to a Reserved Matters application would be considered.

## **CONTACT DETAILS**

**Edward Preece MRICS**

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### **Misrepresentation Act**

These particulars are believed to correct but accuracy cannot be guaranteed and they are expressly excluded from any contract. November 2015





## Location Plan



## Google Earth Image





[illegible]

A wide-angle photograph of a green field, likely a park or sports field. In the foreground, a paved path made of grey bricks leads towards the field. To the left of the path, there is a wooden fence. To the right, a metal gate is partially open, and a pile of fallen brown leaves is scattered on the ground. The field is lush green and extends to a line of trees in the background. The trees are mostly green, but some show signs of autumn. In the distance, a few houses are visible behind the trees. The sky is overcast with grey clouds.