



YEOVIL COURT HOTEL AND LAND

175 West Coker Road - Yeovil - Somerset - BA20 2HE

Aerial photograph taken from the west



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Development opportunity for a range of uses (including care/nursing home, retirement apartments/dwellings, retail and residential apartments/dwellings), subject to grant of satisfactory planning permission (SPP) for development.



The site extends, in total, to approximately 2.8-hectares (7.0-acres).

It is available as a whole or in two lots.

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

Mark Chugg

(01823) 334466

mark.chugg@gth.net

Pippa Savage

(01823) 334466

pippa.savage@gth.net

Aerial photograph taken from the south-west



LOCATION

Yeovil has a comprehensive range of ecclesiastical, educational, employment, cultural, leisure/recreational, tourism and shopping facilities and amenities. These include (but are not limited to): BAE Systems, Honeywell Aerospace, Yeovil Country Park, Yeovil Golf Club, Yeovil College, Screwfix (Head Office), Leonardo Helicopters, Yeovil Hospital and the Fleet Air Arm Museum.

The town has access to the Dorset National Landscape (former Areas of Outstanding Natural Beauty (AONB)), which is approximately 4-miles (6.4-kilometres) to the south, as well as the dramatic Dorset coastline, with both West Bay and Seaton approximately 17-miles (27-kilometres) to the same.

Bath and Bristol are both approximately 30-miles (48-kilometres) to the north and offer a comprehensive range of ecclesiastical, educational, employment, leisure/recreational, tourism and shopping facilities and amenities associated with cities of their status.

Taunton, the County Town of Somerset, is approximately 20-miles (32-kilometres) to the south-west. Taunton has an extensive range of shopping facilities, including many independent high street stores, cafés, pubs and fine dining restaurants, including a thriving farmer's market every Thursday. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there are an excellent range of independent and state schools within the area. Taunton is also home to the Somerset County Cricket Club.

COMMUNICATIONS

Road - The property lies to the south of West Coker Road (A30), which connects to West Coker and Crewkerne to the south-west and into Yeovil town centre to the north-east. Yeovil is approximately 0.8-miles (1.3-kilometres) to the south of the A303, which provides access to Exeter and Cornwall to the west and Ilchester, Sparkford, Wincanton, Mere, Andover and the M3 motorway to the east.

Rail - Yeovil is served by 2no. railway stations: Yeovil Pen Mill and Yeovil Junction. These operate on the Heart of Wessex Line and West of England Main Line, respectively. They provide services to destinations such as London (Paddington), Bristol (Temple Meads), Bath (Spa), Westbury and Weymouth.

Air - Bristol Airport is approximately 29-miles (47-kilometres) to the north and Exeter Airport is approximately 37-miles (60-kilometres) to the south-west. Both offer scheduled and chartered flights to a range of national and international destinations.

Aerial photograph taken from the south



PROPERTY

The property is located to the south-east of Yeovil, approximately 4 -kilometres (2.5-miles) from the town centre. It comprises the former hotel and associated buildings and two fields.

It is bound to the north by West Coker Road; to the east by residential dwellings and development land; to the south by agricultural land and to the west by an unclassified road.

To the north-east of the property on the other side of the A30 is a housing site (application number: 18/00176/REM), known as Bunford Heights. This is being built-out by Tilla Homes (Untypical).

The land adjacent and to the south-east is subject to an outline planning application (OPA) (application number: 17/03673/OUT. This is for the erection of up to 95no. residential dwellings with associated access, landscaping and public open space.

The property extends, in total, to approximately 2.8-hectares (7-acres). It is being offered for sale is shown outlined red and green and the retained land is shown outlined in blue on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

LOTTING

The property is available as a whole or in 2 lots as set out below:-

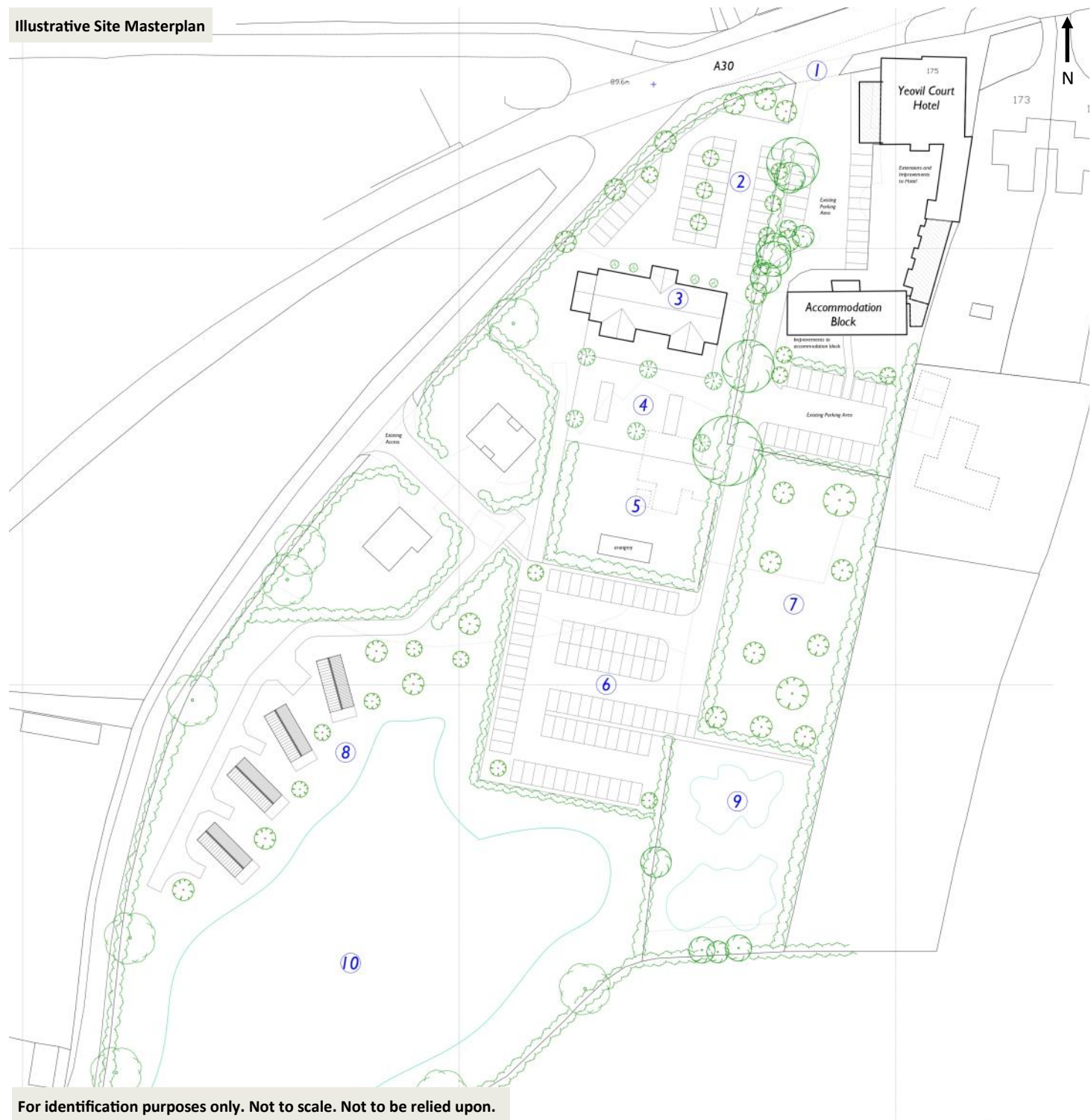
LOT 1 - YEOVIL COURT HOTEL

Lot 1 comprises the Yeovil Court Hotel, which includes a new conservatory area to the west and extended suites to the south, together with an annex building providing additional accommodation. The hotel has a Gross Internal Floor Area (GIFA) of approximately 840-sq.m. (9,042-sq.ft.) and the annex has a GIFA of approximately 445-sq.m. (4,790-sq.ft.). It has a separate access and road frontage onto the A30 to the north.

The property is made up of 1 and 2 storeys and has undergone a full internal strip-out, and the structural works have been completed. Floor levelling has been carried out, and steelwork has been installed to reinforce the joists. The buildings are now prepared for first-fix installation. Both structures benefit from a newly constructed, fully insulated roof designed to reduce sound transmission from the adjacent roadway.

Lot 1 extends, in total, to approximately 0.4-hectares (1-acres). It is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Illustrative Site Masterplan



For identification purposes only. Not to scale. Not to be relied upon.

Aerial photograph taken from the north



The Rateable Value of the property was £72,000 effective on 1st April 2017. However, the property was removed from the Rating List on 10th January 2022.

LOT 2 - LAND

Lot 2 comprises the adjoining land. It is divided into 2no. fields and extends, in total, to approximately 2.4-hectares (6-acres). The land has 2no. access points, one via the A30 (to the north) and another via the unclassified road (to the west).

Lot 2 that is being offered for sale is shown outlined green on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

PLANNING

We are of the opinion that the property has potential for development for a range of uses (including care/nursing home, retirement apartments/dwellings, retail and residential apartments/dwellings), subject to grant of satisfactory planning permission (SPP) for development. SPP means grant of outline, hybrid or detailed planning permission, expiry of the Judicial Review challenge period and being free from challenge.

The land is partly within and adjoining the settlement/development boundary. Therefore, part of the land falls within the open countryside.

Planning History

Somerset Council (SC) granted detailed planning permission (DPP) (planning application number: 23/00339/FUL) dated 24th July 2023. This was for alterations and improvements to hotel, including addition of plant room extension to rear of ground floor, and side extension to west side elevation at ground floor level.

SC granted DPP (planning application number: 22/01888/FUL) dated 16th September 2022. This was for the alterations and improvements to hotel, including reduction of number of first floor rooms, open sided canopy to west side and construction of single storey rear extension comprising of 3no. bedroom suits.

The Council granted full planning permission (planning application number: 22/01359/FUL) dated 9th September 2022. This was for the alterations and improvements to rear accommodation block.

The sellers submitted a full planning application (planning application number: 25/00205/FUL). The application was withdrawn on 4th February 2026. This was for the installation of 5no. shepherds huts for overnight guest use.

Aerial photograph taken from the north-east



Adopted Local Plan

South Somerset District Council (SSDC) adopted the South Somerset Local Plan (SSLP) in March 2015 for the period 2006-2028. The existing Local Plan remains until the SLP is adopted. It sets planning policy for the district area and is the basis upon which planning applications are determined.

There are a number of policies that would be considered relevant in determining any planning application. We would consider the policies set out below:-

Policy SS1 (Settlement Strategy) sets out that Yeovil is a Strategically Significant Town and the prime focus for development in South Somerset.

Policy SS4 (District-wide Housing Provision) sets an overall target of delivering at least 15,950no. dwellings in the plan period (April 2006 - 2028 inclusive).

Please see the South Somerset Local Plan 2006—2028 Yeovil Inset Plan contained within our information pack.

Emerging Local Plan

SC was formed on 1st April 2023. This replaced the existing County and District Councils. SC combines the five Council into one unitary authority. This presents the opportunity to promote the land through the emerging Somerset Local Plan (SLP), which will set the planning policy through the new unitary authority area.

The Council are at an 'evidence gathering and early engagement' stage with a view to conduct their regulation 18 consultation on the draft plan in Spring 2026. We understand that the Council are behind their schedule to date.

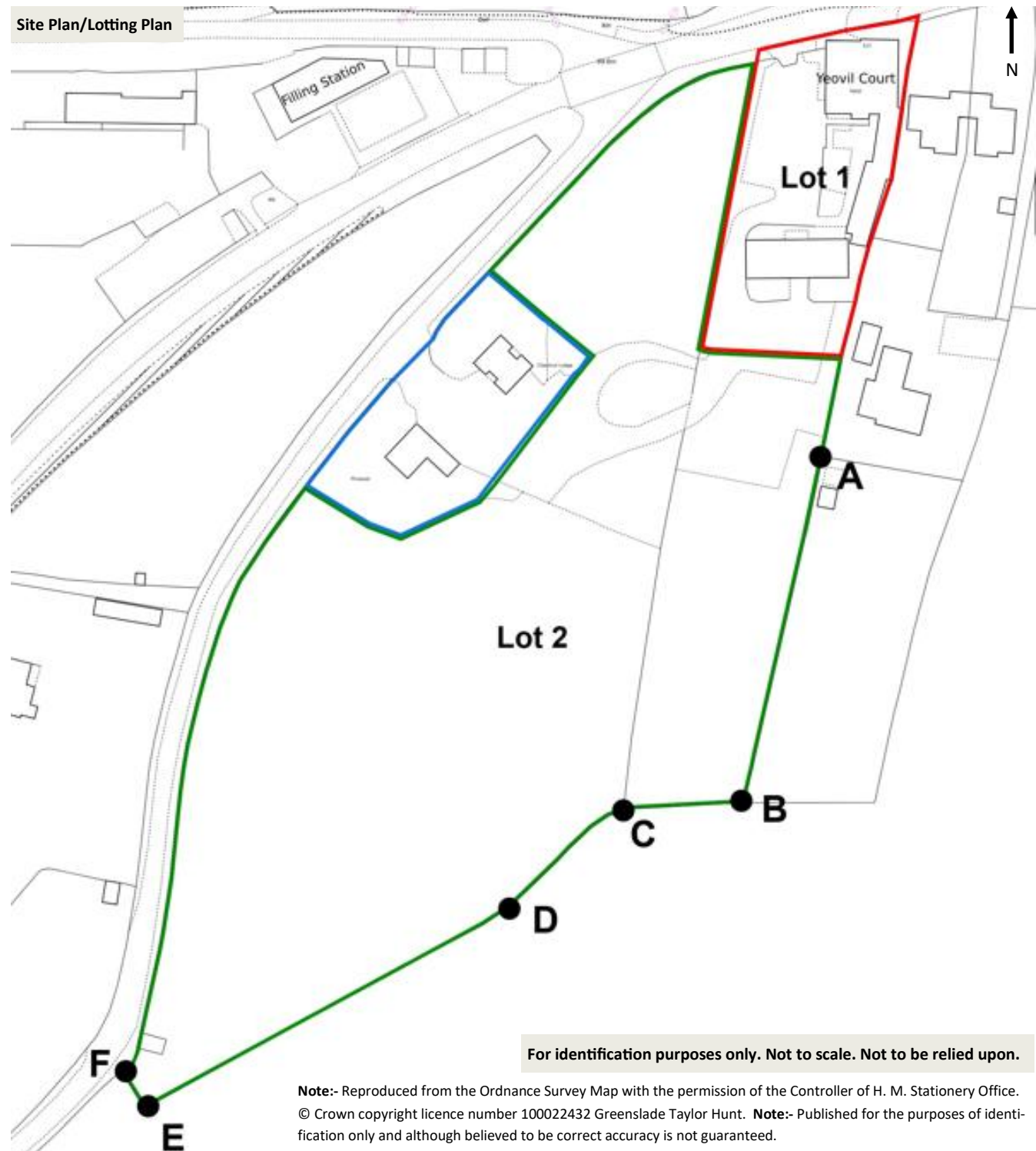
5-Year Housing Land Supply

SC released its 5-Year Housing Land Supply (5YHLS) statement in July 2025. The statement confirms that the Council could only demonstrate a 5YHLS of 2.22-years. This equates to a deficit of 3,110no. dwellings.

Housing Delivery Test

The Housing Delivery Test (HDT) results shows SSDC had a requirement of 1,854no. new homes between 2020-2023. The results state that it has delivered a total of 2,646no. new homes during this period. Consequently, its HDT 2023 measurement was 143%. This suggests that there is no buffer to be applied.

Site Plan/Lotting Plan



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Aerial photograph taken from the west



Planning Summary

We are of the opinion that the property has development potential for a range of uses (subject to grant of satisfactory planning permission (SPP)). There is a window of opportunity given current government initiatives to 'get Britain building again' and the Councils shortfall in their 5YHLS.

DUE DILIGENCE

The seller has commissioned a Land Surveyor to prepare a Topographical Survey and Measured Building Survey, an Architect to prepare the Building Regulation drawings for the hotel and annex, an Ecologist to prepare Preliminary Ecological Appraisal (PEA), a Highways engineer to conduct a Assess Feasibility Review (AFR) and a Drainage consultant to prepare a Drainage Technical Note. There are a number of additional plans available in PDF and CAD format. The documents are contained within the information pack.

SECTION 106 AGREEMENT

Any proposed development scheme is likely to liable for Section 106 Agreement contributions/obligations depending on the scale of development.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable in relation to the new additional Gross Internal Floor Area (GIFA). The CIL charging schedule is contained within our information pack.

LOCAL AUTHORITY

Somerset Council

Brympton Way

Yeovil

Somerset

BA20 2HT

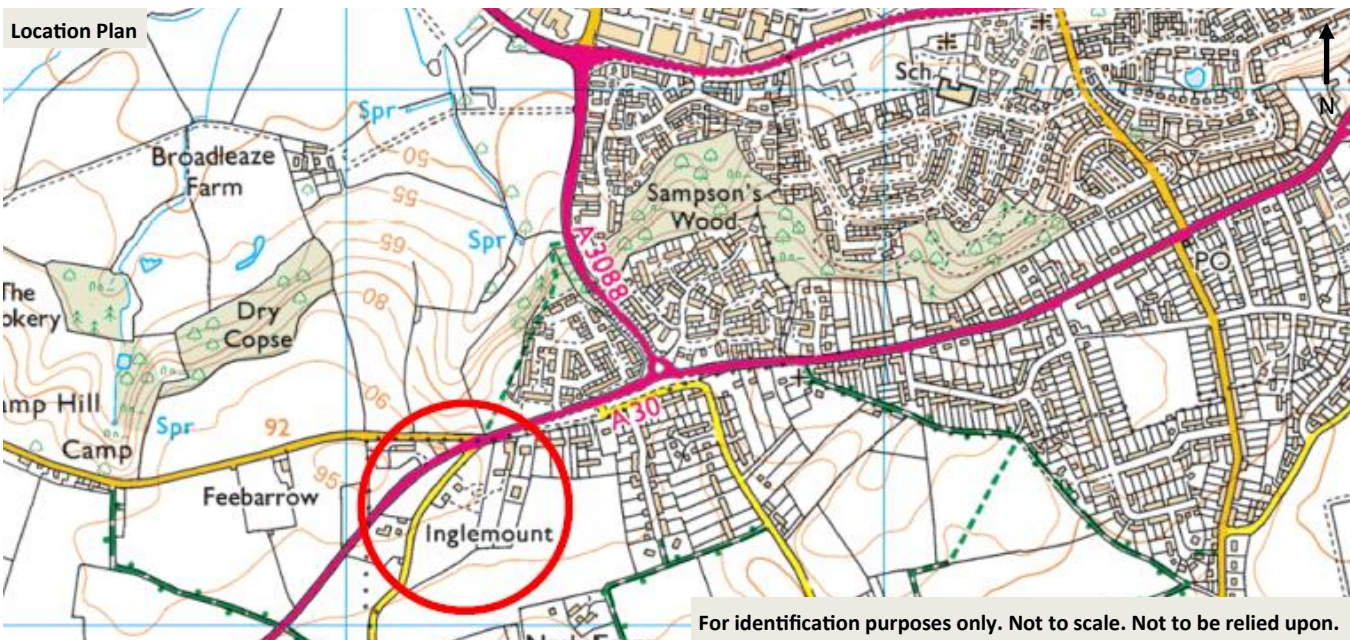
T: (0300) 123 2224

E: planningsouth@somerset.gov.uk

W: <https://www.somerset.gov.uk>

TENURE AND POSSESSION

The sellers owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title numbers: WS33285 and WS64731, respectively.



For identification purposes only. Not to scale. Not to be relied upon.

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METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The site is available as a whole or in two lots (Lot 1 being the existing hotel and amenity land and Lot 2 being the development land). Please note that the 5no. Shepherds huts contained within Lot 2 (outlined in blue) are not included within the sale.

The enclosed covering letter sets out the procedure and deadline for submission of offers.

GUIDE PRICE

Price on Application.

We are seeking both offers on an unconditional and conditional basis (conditional on grant of a SPP for development).

RANSOM STRIPS

The seller will retain 30-centimetre wide ransom strips between points A to B, C to D, D to E and E to F as shown on the site plan. These points are for identification purposes only and are not to be relied upon.

OVERAGE

Our clients preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

SERVICES

All mains services are available near or on the property. All interested parties should make their own enquiries with the Statutory Utility Providers.

Please note that there is an existing septic tank on the property, which serves one of the retained dwellings. This will need to be connected into the main sewer or a new Package Treatment Plant (PTP) built on the property as part of the proposed residential development scheme (PRDS).

NUTRIENT NEUTRALITY

The property is within the Somerset Levels and Moors phosphate catchment area, specifically the River Parrett.

Any planning application will need to include a nutrient neutrality assessment and mitigation statement (NNAMS).

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

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.

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the specific viewing days.

RIGHTS AND RESERVATIONS

In the event that the property is sold as separate lots, there will need to be rights and reservations in relation to access, services and boundaries and also apportionment of the costs associated with the repair and maintenance of any shared facilities.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

https://www.dropbox.com/scl/fo/1gln1ljbn3xcobabhdsl/AMGwEfVoaBCGR2MA9_2wcxQ?rlkey=qzsoircyevyut6xdyz2txjd6&st=pqvt0c1n&dl=0

<https://youtu.be/PjLptjX3sEw>

DIRECTIONS

Sat Nav: BA20 2HE

what3words:///tester.dared.leaned

From the Cartgate roundabout, take the 2nd exit at the roundabout onto the A3088 and follow the road for 3.7-kilometres (4.3-miles). Take a right on the A30 and follow the A30 for 800-metres (0.5-mile) and the property will be found on your left. It will be identified by a Greenslade Taylor Hunt signboard.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied or without PPE then they do so at their own risk and we/ the seller cannot be held liable for any personal injury or associated claim for compensation.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new homes and advice on the new homes market. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Services are available via the link, set out below:-

[GTH New Homes Services](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties. The department's telephone number is: (01823) 348899 and its email address is: chris.holt@gth.net.

Our Property Management Services are available, via the link, set out below:-

[Property Management](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken February 2026

Sales Brochure produced April 2026

Property Reference Number: TAL260002

Aerial photograph taken from the south-east



Aerial photograph taken from the west



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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/PNS
Date: As postmarked

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

YEOVIL COURT HOTEL AND LAND, 175 WEST COKER ROAD, YEOVIL, SOMERSET BA20 2HE

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Yeovil Court Hotel Limited. It is instructed to market and sell the property as described in the subject above.

Please find enclosed for your attention the sales brochure for the property.

Method of Sale

We are offering the freehold of the property outlined in red and green on the site plan, for sale by informal tender, with vacant possession on completion.

Lotting

The property is available as a whole or in two lots: Lot 1 being the existing hotel and amenity land and Lot 2 being the development land. Please note that the 5no. shepherds huts contained within Lot 2 are not included within the sale.

Guide Price

Price on Application

We are seeking offers on an unconditional and conditional basis (conditional on grant of a satisfactory planning permission for development). This means grant of outline, hybrid or detailed planning permission, expiry of the Judicial Review challenge period and being free of challenges). Development for a range of uses (including care/nursing home; retirement apartments/dwellings; retail and residential apartments/dwellings).

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Wednesday, 10th June 2026**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Yeovil Court Hotel and Land, 175 West Coker Road, Yeovil, Somerset BA20 2HE**,' but do not mark it with your Company's logo. Our Taunton office address is: Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net or pippa.savage@gth.net, respectively.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation. The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video are available, via the links, set out below:-

https://www.dropbox.com/scl/fo/lgl1n1ljbn3xcobabhdsj/AMGwEfVoaBCGR2MA9_2wcxQ?rlkey=qzsoircyevyutc6xdyz2txjd6&st=pqvt0c1n&dl=0

<https://youtu.be/PjLptjX3sEw>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the property if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below: -

- **Wednesday, 15th April 2026;**
- **Wednesday, 29th April 2026;**
- **Wednesday, 13th May 2026;** and
- **Wednesday, 27th May 2026.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt
Enc Sales brochure