



RESIDENTIAL DEVELOPMENT LAND

Land west of Barn Orchard - Norton-sub-Hamdon - Nr. Yeovil - Somerset - TA14 6HA

Aerial photograph (taken from the south)



RESIDENTIAL DEVELOPMENT LAND

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Residential development site with detailed planning permission for 2no. dwellings (open market).

This is an exceptional site in the popular village of Norton-sub-Hamdon.



The site extends, in total, to approximately 0.47-hectares (1.15-acres).

For further information please contact: -

Development Land & Planning Department

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LOCATION

The village of Norton-sub-Hamdon is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council). It is situated on the edge of Ham Hill, a prominent local landmark with extensive views.

Norton-sub-Hamdon also benefits from close links with the neighbouring villages of Stoke-sub-Hamdon, Chiselborough, West Chinnock, and Montacute. Each village provides additional shops, services and recreational facilities.

The nearby regional centre of Yeovil has a comprehensive range of ecclesiastical, educational, employment, cultural, leisure 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.

COMMUNICATIONS

Road - Norton-sub-Hamdon lies 1.93-kilometres (1.2-miles) south-east of the A303. The A303 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 approximately 8.7-kilometres (5.4-miles) to the east. 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 42-miles (68-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.

SITE

The site is situated off Bramley Fields, a well-maintained no-through road to the west of the village centre. It comprises amenity land and 2no. agricultural buildings (1no. portal steel-framed structure that sits in the middle of the site that was subject to fire damage and 1no. barn with concrete blockwork wall and corrugated roofing panels).

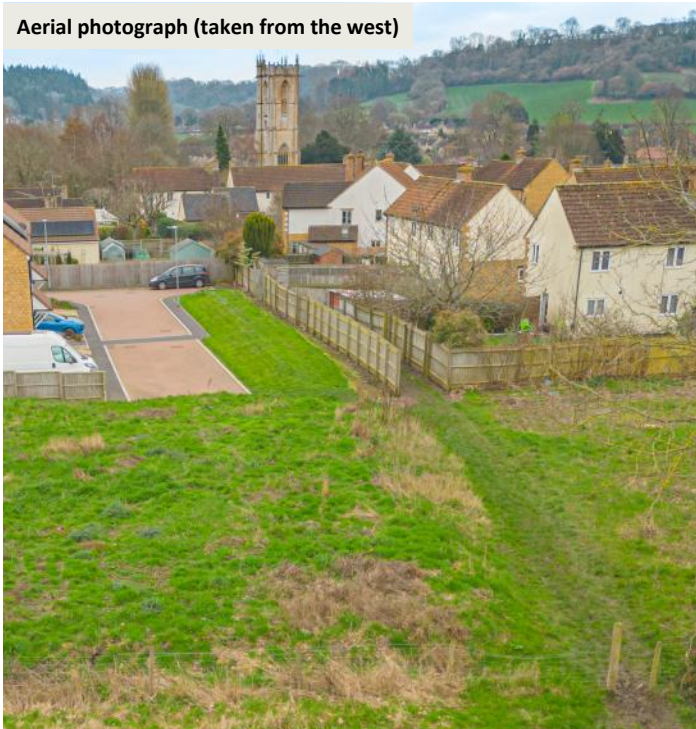
It is abutted to the north and west by agricultural land; to the east by residential dwellings off Bramley Fields and Barn Orchard; and to the south by residential dwellings and private gardens.



Ground photograph (taken from the north-east)



Aerial photograph (taken from the west)



It extends, in total, to approximately 0.47-hectares (1.15-acres). The site that 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.

DETAILED PLANNING PERMISSION

SC, on 27th January 2026, granted detailed planning permission (application number: 20/01915/FUL). This was for the erection of 2no. dwellings, together with associated infrastructure works. The permission is subject to 16no. conditions.

Please note that the incoming purchaser will be required to do infiltration testing to discharge the surface water drainage condition and confirm the proposed surface water drainage strategy.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises of 2no. detached 4-bed dwellings with double garage (open market). The gross internal area (GIA) of the dwellings is 210-sq.m. (2,260-sq.ft.) and 49-sq.m. (527-sq.ft.) double garage.

Access will be provided via the existing vehicle access from Bramley Fields.

PHOSPHATES

The seller has paid, in full, for phosphate credits to offset the proposed dwellings on site. Therefore, the buyer will not need to purchase any further credits if they build out the proposed scheme, or a scheme of the same number of dwellings.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning permission; therefore, there will not be any contributions.

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.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

LOCAL AUTHORITY

Somerset Council
Brympton Way
Yeovil

Somerset

BA20 2HT

T: (0300) 123 2224

E: planningsouth@somerset.gov.uk

W: www.somerset.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: WS89222.

OVERAGE

The site will be sold without overage.

GUIDE PRICE

The guide price is **£300,000 (£150,000 per plot)**.

Offers are invited on an unconditional basis.

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.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

There is a public right of way traversing the site from the east to the west. 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.

SERVICES

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

Ground photograph



Ground photograph



Ground photograph (taken from the south-west)



ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/siuelxr4gaqkitvh9hpt1/AGx1i9piF7pU7w7eOHghSjs?rlkey=gk560jf0jstmbf22ego28u471&st=3blsedyy&dl=0>

<https://youtu.be/3Hwq9JmCo70>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site 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 site 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.

DIRECTIONS

Sat Nav: TA14 6HA

What3words: musically.slanting.ranches

On the A303, heading west past Sparkford, after 4-miles take the 2nd exit and continue for approximately 7-miles and then take the exit towards Norton-sub-Hamdon onto the A356. Continue for approximately 0.7-miles and then take the left turning onto Great St. After 0.4-miles turn left into New Rd and then take the 3rd left into Bramley Fields. Continue around to the right of the estate where the site will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. 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](#)

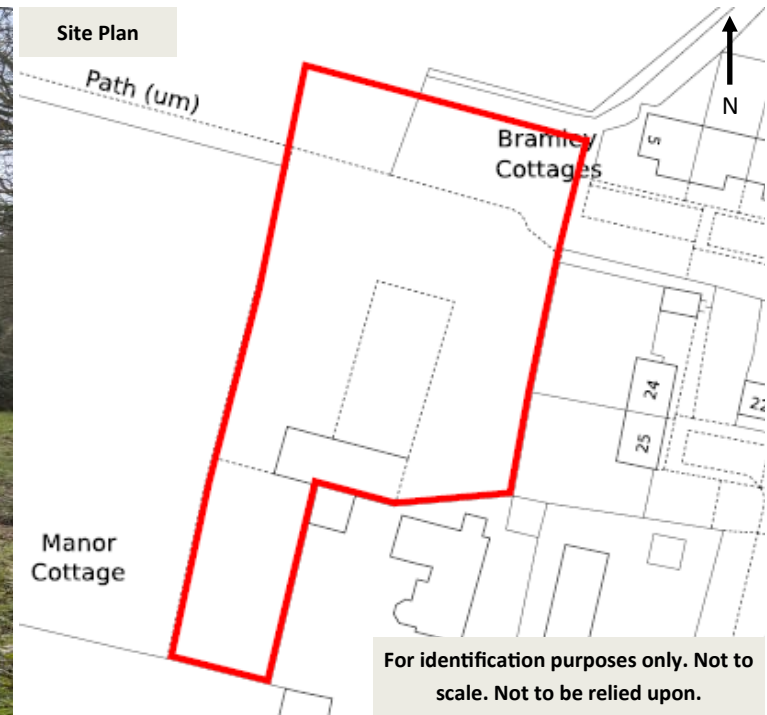
NEW HOMES

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

Ground photograph (taken from the west)



Site Plan



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

[New Homes with GTH](#)

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: March 2026

Brochure produced: March 2026

Property Reference Number: TAL260014

Location Plan



gth



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