



DRAKES FARM

Church Road - Ilton - Nr. Ilminster - Somerset - TA19 9EY

Aerial Photograph (taken from the north-east)



DRAKES FARM

Church Road - Ilton - Nr. Ilminster - Somerset - TA19 9EY

Residential development site with detailed planning permission for 5no. dwellings (open market).

An exceptional site situated in a rural yet easily accessible location, on the edge of the sought-after village of Ilton.



The site extends, in total, to approximately 0.19-hectares (0.49-acres).

For further information please contact: -

Development Land & Planning Department

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SITE PLAN—AREA BEING SOLD SHOWN OUTLINED IN RED



LOCATION

The village of Ilton is located within the administrative area of Somerset Council (SC). It has a population of approximately 952no. residents. (2021 Census).

Ilton has a comprehensive range of amenities and facilities, including (but not limited to):- St. Peter's Church, playground, Ilton Cricket Club, a public house (The Wyndham Arms) and Ilton Business Park.

The village is approximately 4.8-kilometres (3.0-miles) north of Ilminster and 19.0-kilometres (11.8-miles) east of Taunton.

Taunton, the County Town of Somerset, has an extensive range of shopping facilities, including many independent high street stores, cafes, pubs and fine dining restaurants, including a thriving farmer's market every Thursday. Musgrove Park Hospital serves 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.

The Blackdown Hills, Area of Outstanding Natural Beauty are within easy reach (approximately 21.7-kilometres (13.5 miles) to the west and are renowned for their abundance of wildlife and dramatic landscapes.

COMMUNICATIONS

Road - Ilton is situated in close proximity to the A358, which links Taunton to Ilminster and also Chard. The A303 crosses the A358 at Ilminster, approximately 5.5-kilometres (3.4-miles) to the south of Ilton. The A358 provides access to Taunton and to the M5 motorway, approximately 14.2-kilometres (8.8-miles) to the north-west, making it ideal for those commuting for work.

Rail - Taunton Railway Station is approximately 18.2-kilometres (11.3-miles) to the north west. It provides mainline services to Yeovil, Cardiff Central, Bristol Temple Meads and London Paddington (via Bristol).

Air - Ilton is approximately 49.9-kilometres (31.0-miles) north-east of Exeter Airport and approximately 67.9-kilometres (42.2-miles) west of Bristol Airport. Both offer scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated off Church Road, a well-maintained road to the east of the village centre.

Please note the area being sold differs to the area included within the red line planning application area.

The site extends, in total, to approximately 0.19-hectares (0.49-acres). It comprises a hard standing area and 2no. steel frame farm buildings.

The site is bound by Church Road to the north; agricultural land and farm buildings to the east; agricultural land to the south; and Church Road to the west.

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.

Please note the seller is retaining ownership of the access. Appropriate rights will be granted from the highway to the development site.

DETAILED PLANNING PERMISSION

SC, on 3rd July 2025, granted detailed planning permission (application number: 20/02388/FUL) for the erection of 5no. dwellings, together with associated infrastructure works.

The proposed scheme comprises 5no. 4-bed detached dwellings, with private gardens.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will not be due as the existing structures Gross Internal Area (GIA) is larger than that of the PRDS, therefore offsetting all CIL contributions.

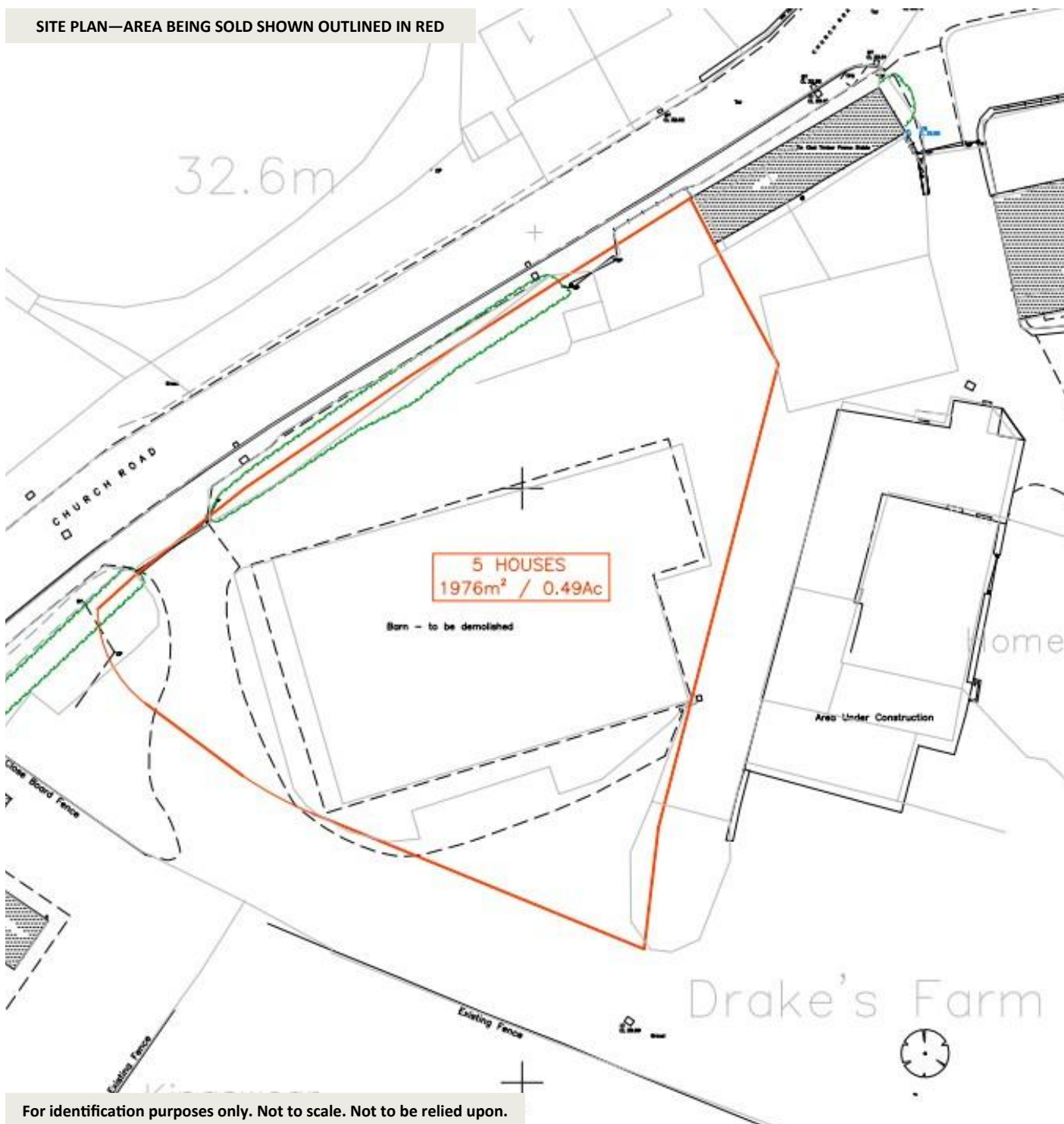
PHOSPHATE MITIGATION STRATEGY

The phosphate mitigation is being dealt with by the way of credits. The vendor has purchased 10% of the credits. Therefore, the remaining 90% (£73,440) would be payable by the purchaser.

LOCAL AUTHORITY

Somerset Council
County Hall
The Crescent
Taunton
Somerset
TQ1 4DY
T: 0300 123 2224

W: www.somerset.gov.uk



Proposed Elevation



NORTH WEST ELEVATION

Proposed Ground Floor Plan



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

Aerial Photograph (taken from the south)



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: WS81639.

METHOD OF SALE

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

GUIDE PRICE

The guide price is in the region of **£425,000**.

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

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 including 3 phase electricity are available near or on the site, with the exception of gas.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/se6vdsawneqwbium88ne4/ANn4blMogi35iEh5QBBCi28?rlkey=t3nz36lg75etck5kycb8gxxg1w&st=2le3h4ga&dl=0>

<https://youtu.be/vypCxOVHAcg>

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: TA19 9EY

What3words: ambitions.scarves.lizard

From Junction 25 of the M5 motorway, take the first exit on the roundabout if heading southbound, or the fourth exit if heading northbound, onto the A358 signposted Yeovil and Weymouth. After approximately 11.6-kilometres (7.2-miles), turn left onto Rapps Road. Continue along the road for approximately 1.9-kilometres (1.2-miles), then take a left onto Church Road. The site will be identified with a Greenslade Taylor Hunt signboard on your right.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the 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 homes and advice on marketing the property. 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:-

[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: September 2025

Brochure produced: October 2025

Property Reference Number: TAL250066

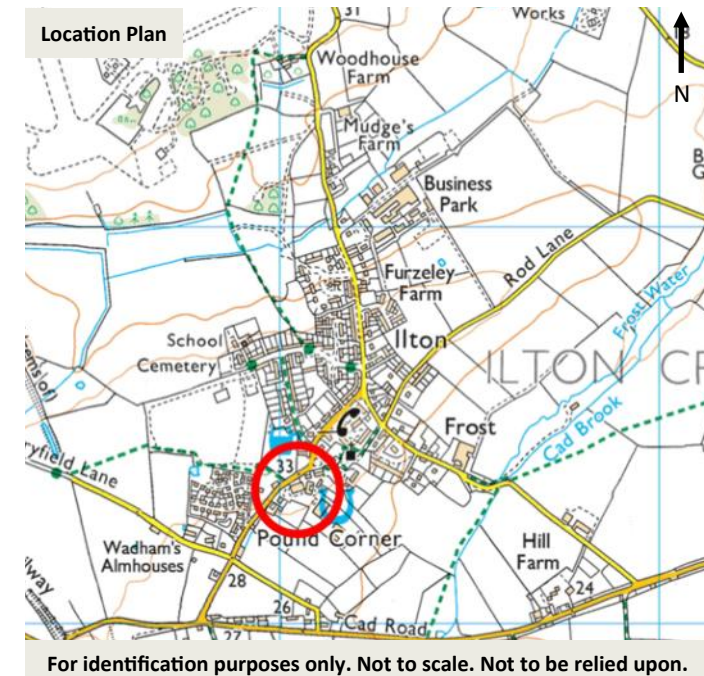
Site Plan



Ground Photograph of the site (taken from the north)



Location Plan



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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