gth



RESIDENTIAL DEVELOPMENT SITE

Victoria Road - Yeovil - Somerset - BA21 5AY



Aerial photograph taken from the south

RESIDENTIAL DEVELOPMENT SITE

Victoria Road - Yeovil - Somerset - BA21 5AY

Residential development site with planning permission for 24no. flats (all open market).



The site extends, in total, to approximately 0.35-hectares (0.86-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

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LOCATION

The town of Yeovil is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It has a population of approximately 50,176no. residents (2021 Census).

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.

The town benefits from access to the Dorset Area of Outstanding Natural Beauty (AONB), which is approximately 6.4-kilometres (4.0-miles) to the south.

Taunton, the County Town of Somerset, is approximately 40.3-kilometres (25.1-miles) to the west. Taunton has an extensive range of shopping facilities, including many independent high street stores, cafes, pubs and fine dining restaurants and 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 - Yeovil is approximately 1.3-kilometres (0.8-miles) 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 International Airport is approximately 47.2-kilometres (29.5-miles) to the north; Bournemouth International Airport is approximately 56.6-kilometres (35.1-miles) to the south-east; and Exeter Airport is approximately 61.2-kilometres (37.9-miles) to the south-west. All of these airports offer scheduled and chartered flights to a range of national and international destinations.

Proposed Elevations



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

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SITE

The site is situated to the east of the town centre.

It is bound to the north, east, south and west by residential dwellings and gardens.

The site comprises a number of lock-up garages, hard standing areas and vegetation. The site slopes gently from north to south with well-defined boundaries.

It extends, in total, to approximately 0.86-hectares (0.35-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.

OUTLINE PLANNING PERMISSION

SSDC, on 12th May 2005, refused outline planning permission (application number: 04/03599/OUT) for alterations to access and the erection of 24no. flats.

PLANNING APPEAL

The Planning Inspectorate, on 24th July 2006, upheld the appeal and granted outline planning permission (appeal reference: APP/R3325/A/05/1193782) for the erection of 24no. flats.

APPLICATION FOR APPROVAL OF MATTERS RESERVED

SSDC, on 16th October 2009, granted the reserved matters application (application number: 09/02146/REM). All conditions have been discharged. It is envisaged that updating of the external elevations could easily be achieved via a S73 application if required.

Access will be provided via the existing vehicle access from Victoria Road.

PROPOSED RESIDENTIAL SCHEME (PRDS)

Once built the site will comprise of 2no. 3 storey apartment blocks that will accommodate the proposed 24no. flats with a total GIA of 1,318-sqm (14,196-sqft).

SECTION 106 AGREEMENT

The site benefits from no Section 106 contributions.

COMMUNITY INFRASTRUCTURE LEV

We understand that Community Infrastructure Levy (CIL) will not be payable as the permission is dated before SSC introduced the levy.

Photograph taken from the west



Photograph taken from the north



LOCAL AUTHORITY

Somerset Council

County Hall

Taunton

Somerset

TA1 4DY

T: (0300) 123 2224

E: planningsouth@somerset.gov.uk

W: www.n-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: WS49635.

METHOD OF SALE

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

GUIDE PRICE

Offers are invited on an unconditional basis.

Offers in the region of £450,000.

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 are available near or on the site.

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

ADDITIONAL INFORMATION

The information pack is available, via the link, set out below:-

https://www.dropbox.com/scl/fo/o939oqrfy22f2nyz78i8d/ANH8zz_jgi2hTuw-4UEz_OE?rlkey=co6sj2khc8mgaq6jwz1hqfqgn&st=ty06gjdb&dl=0

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: BA21 5AY

What3words: bumpy.exile.senior

From Yeovil town centre, drive towards Sherborne turn left into Lyde Road. After approximately 0.32-kilometres (0.2-miles) turn left onto Victoria Road. The site will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on a Section 73 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 flats and advice on marketing the properties. 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:-

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.

1. 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.

2. 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.

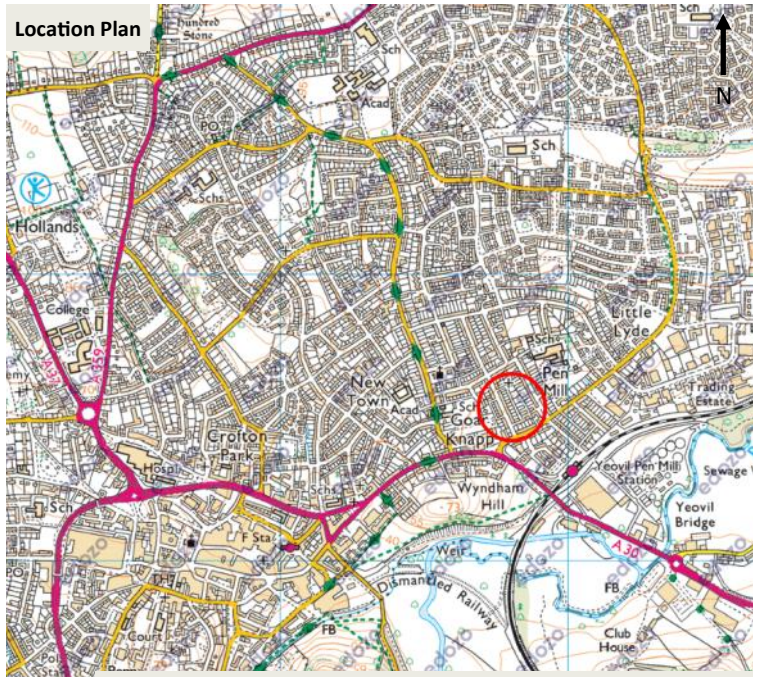
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken: December 2025

Sales Brochure produced: January 2026

Property Reference Number: TAL250095

Location Plan



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

Site Plan



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

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