



RESIDENTIAL DEVELOPMENT SITE

Land at Knowle Lane - Wookey - Nr. Wells - Somerset - BA5 1LB

Aerial photograph (taken from the north-west)



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Land at Knowle Lane - Wookey - Nr. Wells - Somerset - BA5 1LB

Residential development site with outline planning permission (OPP) for up to 9no. dwellings (open market).

This is an exceptional site, located on the edge of the attractive village of Wookey.



The site extends, in total, to approximately 0.3-hectares (0.74-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

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Aerial photograph (taken from the north)



Aerial photograph (taken from the south-east)



LOCATION

The village of Wookey is located within the administrative area of Somerset Council (SC) (formerly Mendip District Council (MDC)). It has a population of approximately 876no. residents (2024 Census).

Wookey has a range of facilities and amenities, including 3no. public houses, a café, a recreation ground, St Matthew's Church and Wookey Primary School.

Wookey also benefits from close links to the cathedral city of Wells which has an extensive range of educational, ecclesiastical, employment, cultural, leisure and shopping facilities and amenities including (but not limited to): 4no. supermarkets (including Waitrose), as well as twice-weekly markets, Wells Golf Club, cinema, leisure centre, a choice of pubs and restaurants, dentist and doctors, several churches, both primary and secondary state schools and Wells Cathedral School.

The Mendip Hills AONB are located approximately 4-miles (6-kilometres) north of Wookey and offer a wide variety of recreational activities. Furthermore, Millfield School is located approximately 8-miles (12-kilometres) to the south-west. It is regarded as one of the leading UK independent schools for children.

COMMUNICATIONS

Road - The site is situated west of the A39. The A39 provides access to Bristol to the north (via the A37), Bath to the north-east and Glastonbury, Street and the M5 motorway at Junction 23 (Bridgwater North) to the south-west.

Rail - Castle Cary railway station is approximately 14-miles (22-kilometres) to the south-east. It provides mainline services to a range of destinations including (but not limited to): Exeter St Davids, Bristol Temple Meads and London Waterloo.

Air - Bristol Airport (BRS) is approximately 18-miles (28-kilometres) to the north and Exeter Airport (EXT) is approximately 62-miles (99-kilometres) south-west. Both provide scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located on the western edge of Wookey. It comprises agricultural land.

It is bound to the north by Knowle Lane; to the east by residential dwellings; to the south by Monksford Lane; and to the west by agricultural land.

It extends, in total, to approximately 0.3-hectares (0.74-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

SC, on 17th December 2025, granted outline planning permission (OPP) with all matters reserved for the erection of up to 9no. dwellings. (application number: 2020/2542/OTS)

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a reserved matters application (RMA) to detail the appearance, landscaping, access, layout and scale to define the proposed new homes.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises a mixture of 1no. 2-bed dwelling and 8no. 3-bed dwellings. The proposed gross internal area (GIA) of the 2-bed dwelling is approximately 70 sq.m. and the proposed GIA of the 3-bed dwellings is approximately 90 sq.m.

An illustrative site layout of the PRDS is shown to the right.

Access will be provided via the creation of a new vehicular access from Monksford Lane.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

There is currently no Community Infrastructure Levy (CIL) in place for MDC; therefore, there will not be any CIL payments due.



Aerial photograph (taken from the south-west)



Aerial photograph (taken from the south-west)



PHOSPHATES

Phosphate mitigation would not be required if all foul drainage can be disposed of via the main sewer to Wookey Water Treatment Centre. Please find the relevant utilities map contained within the information pack.

LOCAL AUTHORITY

Somerset Council

County Hall

Taunton

Somerset

TA1 4DY

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: ST73102.

METHOD OF SALE

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

GUIDE PRICE

Offers in the region of **£675,000**.

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.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within the information pack.

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/drzwrke6oeyihuzr8k2mc/ANnMtNschzon_1sAgfKRPNA?rlkey=a5nb1obt4xs4tf162lc4f4p60&st=yctrl6xgk&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: BA5 1LB

What3words: expires.commuting.value

From Junction 22 of the M5 motorway, follow the A38 towards Highbridge and turn right onto Harp Road. Continue on this road for approximately 2-miles (3.2-kilometres), then turn left onto the B3139 towards Wedmore and Wells. Remain on this road for approximately 11-miles (17-kilometres), passing through Wedmore. Turn left onto Preywater Road. At the T-junction, take the left turning onto Knowle Lane. The entrance to the site will be found on the left hand side. It will be identified by 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 homes 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

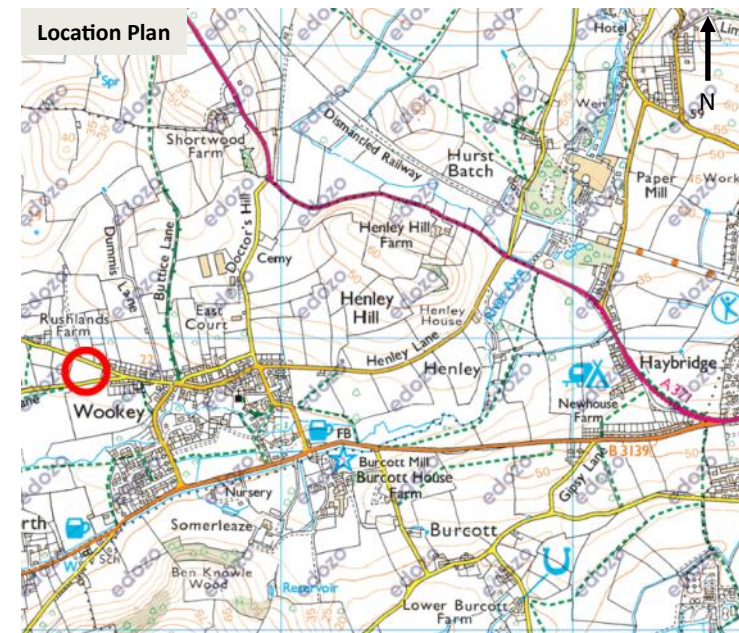
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4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken: February 2026

Brochure produced: March 2026

Property Reference Number: TAL260005



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



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