



RESIDENTIAL DEVELOPMENT SITE

Land at Mason Lane - Montacute - Nr. Yeovil - Somerset - TA15 6UH

EVELAND

Land and Property Brokers

Aerial photograph (taken from the north-west)



RESIDENTIAL DEVELOPMENT SITE

Land at Mason Lane - Montacute - Nr. Yeovil - Somerset - TA15 6UH

Residential development site with detailed planning permission for 7no. dwellings, together with associated infrastructure works.



The site extends, in total, to approximately 1.3-hectares (3.2-acres).

For further information please contact: -

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Development Land & Planning Department
Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

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Aerial photograph (taken from the east)



LOCATION

The village of Montacute is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council SSDC)). It has a population of approximately 831no. residents (2021 Census).

The village has a basic range of facilities and amenities including (but not limited to) 2no. pubs, a primary school, petrol filling station and a Post Office.

Yeovil is situated approximately 6.9-kilometres (4.3-miles) east of the village. Yeovil offers 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 County Park, Yeovil Golf Club, Yeovil College, Screwfix (Head Office), Leonardo Helicopters, Yeovil Hospital and the Fleet Air Arm Museum.

Taunton, the County Town of Somerset is approximately 37.1-kilometres (23.1-miles) to the west of the site. 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 - Montacute is approximately 3.5-kilometres (2.2-miles) south-east 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 - The site is situated in close proximity to both Yeovil Pen Mill Station 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 69.7-kilometres (43.3-miles) to the north and Exeter Airport is approximately 65.2-kilometres (40.5-miles) to the south-west. Both offer scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated to the north of the village centre.

It is bound to the north by agricultural land; to the east by Mason Lane; to the south by agricultural buildings and a dwelling; and to the west by an unclassified road.

Aerial photograph (taken from the west)



It comprises agricultural land and extends, in total, to approximately 1.3-hectares (3.2-acres). The site 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 that the area benefiting from planning permission differs from the area being sold. The landowner has proposed to sell all the land contained within the LR title (which is greater than the red line-application area).

OUTLINE PLANNING REFUSAL

SC, on 10th December 2025, refused detailed planning permission (DPP) (application number: 20/00247/FUL) for the erection of 7no. dwellings, together with associated infrastructure works. There were 3no. reasons for refusal.

PLANNING APPEAL

The Planning Inspectorate, on 17th July 2026, upheld the appeal and granted DPP (appeal reference: 6004221) for the erection of 7no. dwelling, together with associated infrastructure works. The permission is subject to 14no. conditions.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

Plot #	Plot Area	GIA	Beds	Parking	Additional Parking
1	585m2	216m2	4	4 Spaces	Driveway
2	726m2	156m2	3	3 Spaces	Driveway
3	329m2	160m2	3	3 Spaces	Visitor
4	641m2	205m2	4	4 Spaces	Driveway
5	640m2	205m2	4	4 Spaces	Driveway
6	466m2	204m2	3	3 Spaces	Visitor
7	402m2	204m2	3	3 Spaces	Visitor

The Proposed Residential Scheme (PRDS) comprises 7no. dwellings. The proposed site layout is shown to the right and the Gross Internal Floor Areas (GIFAs) are provided above.

Access will be provided via the creation of a new vehicle access from the unclassified road to the west of the site.

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.



CGI



CGI



COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable.

PHOSPHATE MITIGATION STRATEGY

The phosphate mitigation is being dealt with by way of credits. The seller has purchased a proportion of the required 0.67 phosphorus credits from Woodrow Dairy Farm Credit Scheme.

The developer will be required to pay the outstanding balance (£18,760) before June 2027. The agreement can be extended for a further 6-months, subject to an additional fee.

LOCAL AUTHORITY

Somerset Council

County Hall

Taunton

Somerset

TA1 4DY

T: (0300) 123 2224

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: WS13910.

OVERAGE

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

METHOD OF SALE

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

GUIDE PRICE

The guide price is offers in excess of **£600,000**.

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

https://www.dropbox.com/scl/fo/9xb1cp5lashq3unkd6b85/ACkRVww4CcYjHATSGh_5KEE?rlkey=1nj9vpmks8k5mfmvdld9x4fc5&st=5xoy3jly&dl=0

<https://youtu.be/6cx5Bmj4SfQ>

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: TA15 6UH

What3words: inhaler.coaster.linguists

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. At the roundabout take the first exit onto the A303 and continue on this road for approximately 15.9-kilometres (9.9-miles). Take the third exit onto the A3088. Remain on this road until you reach a right turning signposted Montacute. Turn right and the site will be on your left-hand side after approximately 0.3-kilometres (0.2-miles).

The site will be identified by a Greenslade Taylor Hunt signboard.

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:-

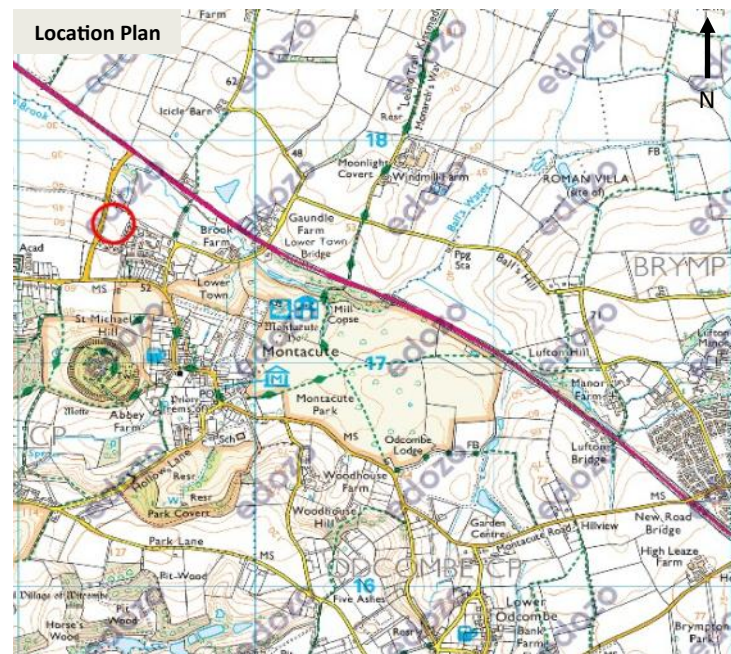
They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

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: September 2026

Sales Brochure produced: September 2026

Property Reference Number: TAL260060



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GREENSLADE TAYLOR HUNT
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