



CIDERHOUSE FARM

Sigwells - Nr. Sherborne - Dorset - DT9 4LN

Aerial photograph (taken from the west)



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Residential development site with reserved matters consent pursuant to outline planning permission. This is for 5no. new-build dwellings (all open market), together with associated infrastructure works.

Also detailed planning permission for the conversion of a former airfield fire station to 1no. dwelling (open market), together with associated infrastructure works.

This is an exceptional site in a rural location within close proximity to the A303 and Sherborne.



The site extends, in total, to approximately 0.8-hectares (1.98-acres). Available as a whole or in two lots.

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

Mark Chugg

01823 334466

mark.chugg@gth.net

Pippa Savage

01823 334466

pippa.savage@gth.net

Aerial photograph (taken from the east)



Aerial photograph (taken from the west)



LOCATION

The hamlet of Sigwells is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It is situated in a quiet, rural setting close to Cadbury Castle.

The nearest village is Charlton Horethorne, which is located approximately 2.8-kilometres (1.8-miles) to the east. The village has a range of facilities and amenities (including but not limited to): a church, village hall, village shop, primary school and a bistro pub.

The nearest town is Sherborne, which is located approximately 8-kilometres (5-miles) to the south. The town has a range of ecclesiastical, educational, cultural, employment, leisure/tourism and shopping facilities and amenities including (but not limited to): Sherborne Abbey, Sherborne Castle and Gardens, Yeatman Hospital, 3no. sports centres, 2no. primary schools, 1no. secondary school, 4no. independent schools, 2no. supermarkets (Waitrose and Sainsbury's) and a variety of shops, pubs, cafes and restaurants.

The highly sought-after town of Bruton is located approximately 14.6-kilometres (9.1-miles) to the north. It is home to the world-renowned Hauser & Wirth gallery and art centre and has recently been named among the top 10 coolest places to live in the UK.

Approximately 5.4-kilometres (3.4-miles) to the south-west of Bruton is The Newt in Somerset, which is a country house hotel and large working estate.

Wincanton, approximately 10.7-kilometres (6.7-miles) to the north-east and Yeovil, approximately 16.6-kilometres (10.3-miles) to the south-west, are also within easy reach of Sigwells.

The area surrounding Sigwells offers a variety of sporting pursuits with National Hunt racing at Wincanton and Taunton, flat racing at Bath and Salisbury and Golf at Sherborne, Wincanton and Yeovil.

COMMUNICATIONS

Road - The A303 (westbound) is approximately 3.3-kilometres (2.1-miles) to the north. This provides links to the M5 motorway at Taunton (junction 25) (via the A358) and the A30 near Honiton. The B3145 is approximately 4.5-kilometres (2.8-miles) to the south. This provides links to Sherborne and Yeovil (via the A30).

Rail - Sherborne railway station is approximately 8.8-kilometres (5.5-miles) to the south and Castle Cary railway station is approximately 16.1-kilometres (10-miles) to the north. Both stations provide mainline services to destinations such as Exeter St Davids, London Paddington and London Waterloo.

Air - Bristol Airport is approximately 59.7-kilometres (37.1-miles) to the north-west. It has scheduled and chartered flights to a range of national and international destinations.

SITE

The site is accessed off an unclassified road. It comprises agricultural buildings and ancillary land.

It is bound by an agricultural building, a track and agricultural land beyond to the north; by an unclassified road and agricultural land beyond to the east; by a private driveway and residential dwellings to the south; and agricultural land to the west.

It extends, in total, to approximately 0.8-hectares (1.98-acres). The site that is being offered for sale is shown outlined in red (Lot 1) and blue (Lot 2) on the site plan overleaf. These are shown for identification purposes only and are not to be relied upon.

CLASS Q PRIOR APPROVAL—LOT 1

SSDC granted Class Q Prior Approval (application number: 19/03287/PAMB) dated 17th January 2020. This was for the change of use and conversion of 2no. agricultural buildings into 5no. dwellings (all open market). This is subject to 8no. conditions.

OUTLINE PLANNING PERMISSION—LOT 1

SSDC granted outline planning permission (OPP) (application number: 20/03404/OUT) dated 13th January 2023. This is for the demolition of the existing agricultural buildings and for the erection of 5no. dwellings (all open market). This is subject to 23no. conditions. Appearance and landscaping are the only reserved matters.

RESERVED MATTERS CONSENT—LOT 1

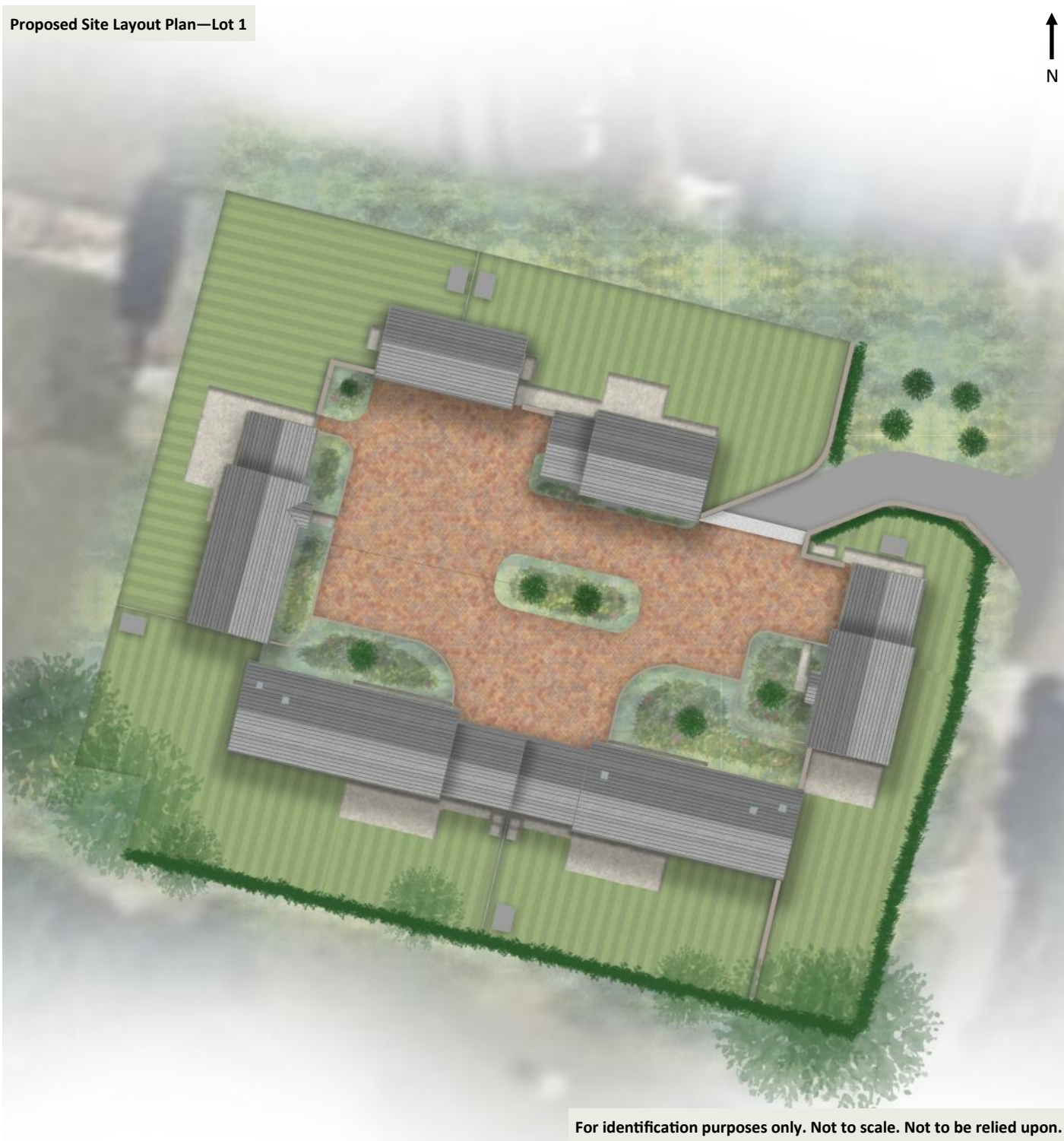
SC granted reserved matters approval (RMA) (application number: 25/02124/REM) dated 4th November 2025. This was for the 5no. dwellings and for the approval of appearance and landscaping of the development. Plans prepared as part of the RMA are shown to the right and on page 10.

PROPOSED RESIDENTIAL DEVELOPMENT SITE—LOT 1

The proposed residential development scheme (PRDS) comprises 5no. dwellings (all open market), together with associated infrastructure works. The design is a rural, courtyard development of 4-bed dwellings.

Plot 1 (Farmhouse) is a detached, 2-storey dwelling with a gross internal area (GIA) of approximately 141.5-sq. m. (1,523-sq. ft.). Plots 2 & 3 (Stalls) are link-detached, 1-storey dwellings with a GIA of approximately 134-sq. m. (1,442-sq. ft.) each. Plot 4 (Parlour) is a detached, 1-storey dwelling with a GIA of approximately 129-sq. m. (1,389-sq. ft.). Plot 5 (Hayloft) is a detached, 2-storey dwelling with a GIA of approximately 171.5-sq. m. (1,846-sq. ft.). The total GIA is approximately 710-sq. m. (7,642-sq. ft.).

Proposed Site Layout Plan—Lot 1



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

Proposed Site Layout Plan—Lot 2



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

All of the dwellings have private gardens, covered parking for 2no. vehicles (car ports) and 2no. allocated parking spaces.

DETAILED PLANNING PERMISSION—LOT 2

SC granted detailed planning permission (DPP) (application number: 23/02502/FUL) dated 13th May 2025. This is for the proposed change of use and conversion of an agricultural building (originally built as an airfield fire station) for use as a single private dwelling, with associated curtilage and the erection of a garage. The permission is subject to 24no. conditions.

PROPOSED NEW HOME—LOT 2

The proposed new home will comprise a 3-bed single storey dwelling with detached double garage. The dwelling will have a GIA of approximately 150-sq. m. (1,615-sq. ft.).

The accommodation comprises an entrance hall, w/c, open plan living/dining room/kitchen, utility room, 3no. bedrooms (1no. en-suite), bathroom and office. Externally, a private driveway will provide access to the double garage and store with room above, along with parking/turning space for a number of vehicles and wrap-around gardens. The plot extends, in total, to approximately 0.29-hectares (0.72-acres).

PHOSPHATE MITIGATION STRATEGY—LOT 2

The proposed phosphate mitigation strategy comprises the purchase of WCI credits. The seller has made the payment in full and the Allocation Certificate is contained within the information pack.

SECTION 106 AGREEMENT

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

COMMUNITY INFRASTRUCTURE LEVY

We understand that the GIA of the existing agricultural buildings is greater than the GIA of the PRDS for Lot 1. Therefore, there will not be any Community Infrastructure Levy (CIL) liability due. There may be CIL liability due in relation to Lot 2.

DUE DILIGENCE

The seller has commissioned, following the grant of OPP for Lot 1, an Asbestos Survey Report and Register and an Asbestos Management Plan for the agricultural buildings and the setting out of the boundaries. The surveys are contained within the information pack.

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: WS14693.

Please note that the seller will continue to use the site until the buyer is ready to commence development of the PRDS.

METHOD OF SALE

We are offering the freehold for sale by private treaty.

Please note that the sale of Lot 2 will not take place until after a sale of Lot 1, unless the site is sold as a whole.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICES

The guide prices for each lot are set out below: -

Lot 1—**£550,000**

Lot 2—**£220,000**

Offers are invited on a conditional and unconditional basis.

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.

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.

Ground photograph (taken from the east)



Ground photograph (taken from the east)



Ground photograph (taken from the north)



Ground photograph (taken from the north)



FIXTURES AND FITTINGS

All fixtures and fittings are to be excluded from the sale of the site, unless stated otherwise.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The rights and reservations are contained within the information pack.

SERVICES

We understand that mains electricity and water and fibre broadband are available on or near the site. There is no gas in the area. Lot 1 and Lot 2 will each be served by new private package treatment plants (PTPs).

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/30z72zyga1q1wdvccv3jv/h?dl=0&rlkey=dnd54dlui59h2lvud4wpetwhd>

<https://youtu.be/dmJ6t2xnsoY>

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: DT9 4LN

What3words: roadways.health.hails

Head north-west out of Sherborne on the B3145. After approximately 2.8-kilometres (1.8 miles) turn left, signposted Corton Denham (traditional red signpost).

Continue for approximately 1.9-kilometres (1.2-miles) and then turn/veer right, signed to Blackford, just as the road emerges from a cutting.

The site will be found on the left after a further 2.4-kilometres (1.5-miles). It will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. 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 PRDS/proposed new home and advice on marketing the new homes.

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:-

[GTH New Homes Services](#)

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.

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.

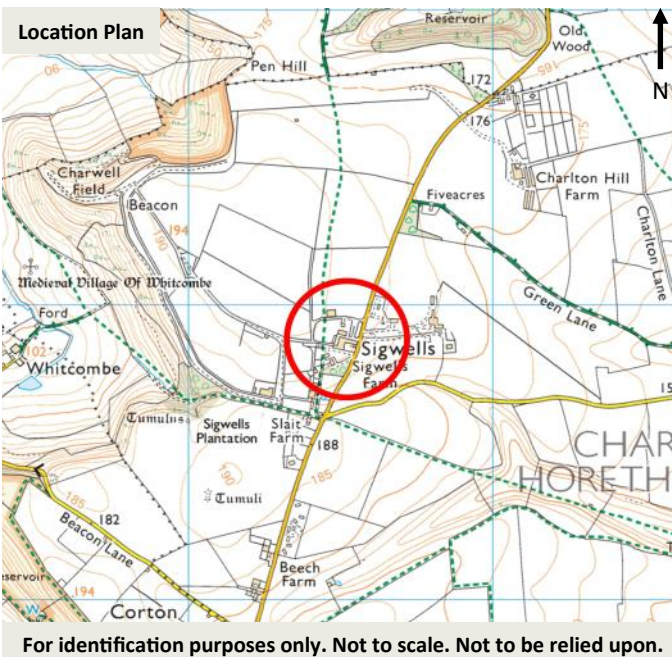
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken February/April 2023

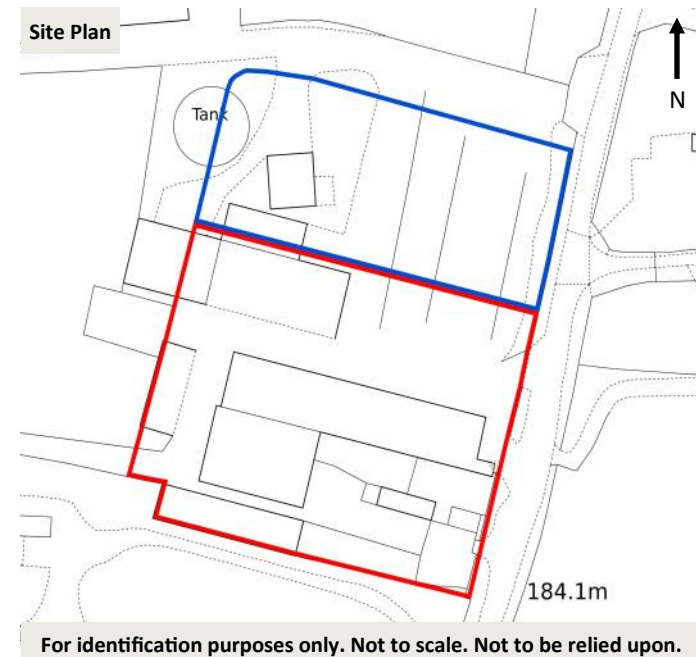
Sales Brochure updated June 2026

Property Reference Number: TAL230017

Ground photograph (taken from the south)



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



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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.

Proposed Elevations—Lot 1

Plot 1—Front



Plot 1—Rear



Plot 2—Front

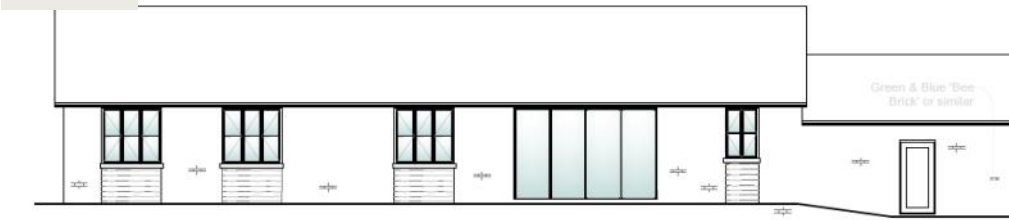


Plot 3—Front

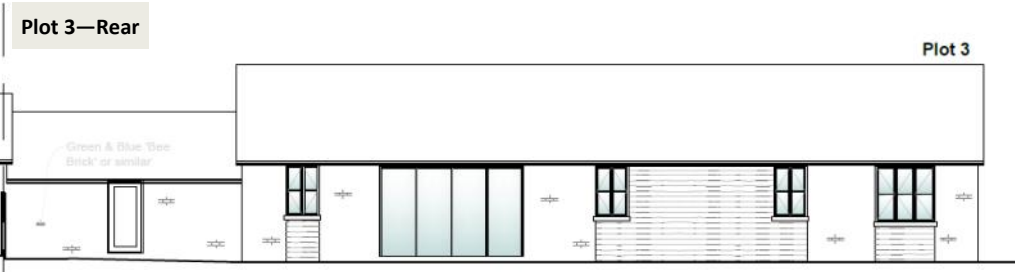


Plot 3

Plot 2—Rear



Plot 3—Rear

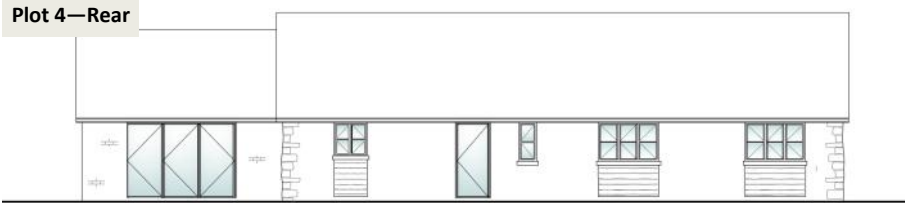


Plot 3

Plot 4—Front



Plot 4—Rear



Plot 5—Front



Plot 5—Rear



Proposed Elevations and Floorplan—Lot 2



NORTH ELEVATION



EAST ELEVATION

185.00m AOD



WEST ELEVATION



SOUTH ELEVATION



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

FLOOR PLAN

gth



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Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/PNS
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT SITE
CIDERHOUSE FARM, SIGWELLS, NR. SHERBORNE, DORSET DT9 4LN**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr D and Mrs V Norman (our client). It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by private treaty.

Please note that sale of Lot 2 will not take place until after the sale of Lot 1, unless the site is sold as a whole.

Guide Prices

The guide prices for each lot are set out below: -

Lot 1 – **£550,000**

Lot 2 – **£220,000**

Offers are invited on a conditional and unconditional basis.

Submission of Offers

The offers are to be submitted to Pippa Savage BSc (Hons), Graduate Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Ciderhouse Farm, Sigwells, Nr. Sherborne, Dorset DT9 4LN**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net and pippa.savage@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

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

<https://www.dropbox.com/scl/fo/30z72zyqa1q1wdvccv3jv/h?dl=0&rlkey=dnd54dlui59h2lvud4wpetw>
[hd](#)

<https://youtu.be/dmJ6t2xnsoY>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

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.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net and pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure