



WICKHAM FARM

Marston Magna - Nr. Yeovil - Somerset - BA22 8DT



Wickham Farm

Marston Magna, Nr. Yeovil, Somerset BA22 8DT

Residential development site with detailed planning permission for 1no. barn conversion and outline planning permission for 8 no. new build dwellings (all open market).

The site benefits from a full phosphate mitigation strategy (no credits required), no Section 106 contributions or obligations, and no Community Infrastructure Liability (subject to the size of the dwellings submitted via the reserved matters application).



The site extends, in total, to approximately 0.7-hectares (1.7-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 village of Marston Magna is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It is situated on the A359 between the villages of Mudford and Queen Camel.

Marston Magna has a comprehensive range of facilities and amenities, including a parish church (St Mary's), village hall, public house (The Marston Inn). The nearby village of Queen Camel has a 'good' primary school, a well rated doctors surgery and a post office/shop.

Yeovil is located approximately 8.0-kilometres (5.0-miles) south-west of Marston Magna. It has a comprehensive range of facilities and amenities, including (but not limited to):- Yeovil Country Park, Yeovil Golf Club, Yeovil College and Yeovil hospital.

Marston Magna also benefits from close proximity to the town of Sherborne, located approximately 8.5-kilometres (5.3-miles) south-east. The town has a range of ecclesiastical, educational, cultural, employment, leisure, recreational and shopping facilities and amenities including (but not limited to):- Sherborne Abbey, Yeatman Hospital, 3no. sports centres, 2no. primary schools, 1no. secondary school, 4no. independent schools, 2no. supermarkets and a variety of shops, pubs, cafés and restaurants.

The A359 provides good access to the regional centre of Yeovil approximately 8.0-kilometres (5.0-miles) to the south-west and to the A303 approximately 5.6-kilometres (3.5-miles) to the north.

COMMUNICATIONS

Road - Marston Magna is bisected by the A359, which links north to the A303 at Sparkford and south to Yeovil.

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. Yeovil Junction and Pen Mill station are also in close proximity.

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.

Aerial photograph taken from the south



Aerial photograph taken from the east



SITE

The site comprises a range of modern and traditional farm buildings. It is abutted to the north by agricultural land; to the east by agricultural land; to the south by the A359 and residential dwellings beyond; and to the west by residential dwellings. The site, as a whole, extends to approximately 0.7-hectares (1.7-acres). It is accessed off of the A359. 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.

FULL PLANNING PERMISSION

SC granted full planning permission and listed building consent (LBC) (application number: 18/01638/LBC) dated 7th August 2024 to convert the existing farm building to 1no. residential dwelling.

OUTLINE PLANNING PERMISSION

SC granted outline planning permission with all matters reserved (application number: 18/01637/OUT) dated 7th August 2024. This is for the demolition of non-traditional farm buildings and the erection of up to 8no. dwellings.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) will comprise of 1no. conversion and 8no. new build dwellings. It requires the demolition and re-development of modern farm buildings for residential development and works to improve the site access. The approximate Gross Internal Floor Area (GIFAs) are provided below. These exclude any internal garaging. To facilitate appropriate access the outer wall of the roadside barn (Plot 1 on the illustrative site layout to the right) will be taken down and re-erected along a new line to facilitate the west bound visibility and to provide a wider pavement for pedestrians.

ILLUSTRATIVE PRDS (SUBJECT TO RMA):-

PLOT NO.	APPROX. GIFA
Plot 1 (Conversion Unit)	214-sq.m. (2303-sq.ft.)
Plot 2	129-sq.m.(1388-sq.ft.)
Plot 3	129-sq.m.(1388-sq.ft.)
Plot 4	164-sq.m. (1765-sq.ft.)
Plot 5	164-sq.m.(1765-sq.ft.)
Plot 6	164-sq.m. (1765-sq.ft.)
Plot 7	193-sq.m. (2077-sq.ft.)
Plot 8	129-sq.m.(1388-sq.ft.)
Plot 9	190-sq.m. (2045-sq.ft.)

Illustrative Site Masterplan



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

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the planning permission; therefore, there will not be any contributions. The seller has received confirmation that the local schools have space for additional students.

COMMUNITY INFRASTRUCTURE LEVY

The existing buildings on site can be used to offset future Community Infrastructure Levy (CIL) liability. (subject to the size of the dwellings).

PHOSPHATE MITIGATION STRATEGY

SC has agreed that the phosphate mitigation strategy for the PRDS has been fulfilled.

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 numbers: WS75776 and ST392479, respectively.

METHOD OF SALE

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

GUIDE PRICE

The guide price is in the region of **£750,000**.

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.

Aerial photograph taken from the north



Aerial photograph taken from the south



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.

Please note the vendor will be retaining a right of way at all times and for all purposes through the PRDS to access their retained land to the north.

A strip of land running approximately 0.5-metres along the eastern boundary will also be retained.

SERVICES

All mains services are available near or on the plot.

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/19zkqg0aw7plf8s6vschy/AL3t8I7IAsyQeNwQrmRXk?rlkey=eig08cp04eiy29s61ma0s8c40&st=98s3dsy8&dl=0>

<https://youtu.be/PrWmrPIPBDE>

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: **BA22 8DT**

what3words: **prove.haggling.instructs**



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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: claire.alershankey@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 home 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:-

[GTH New Homes Services](#)

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.

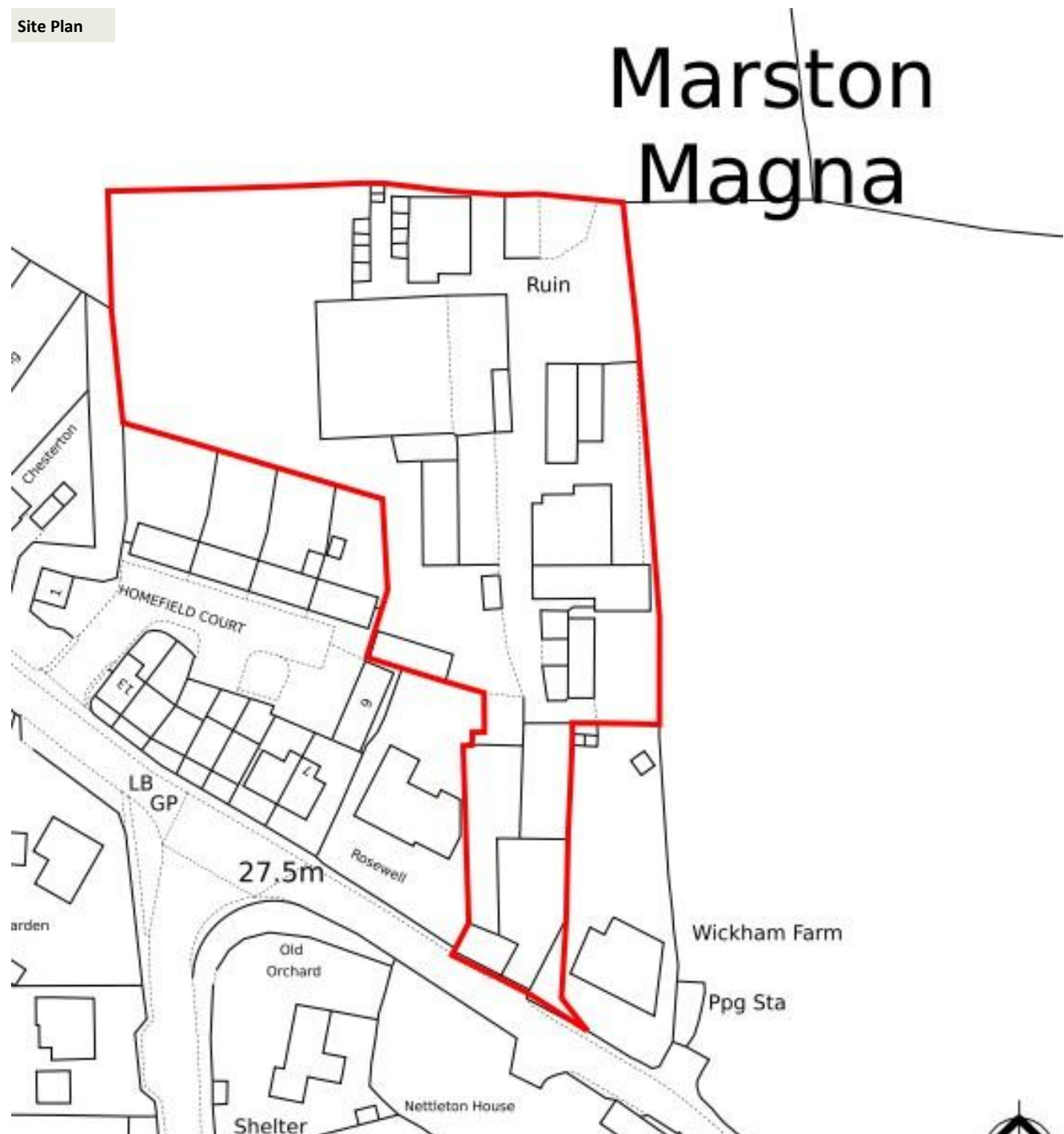
1. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and 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 October 2025

Sales Brochure produced November 2025

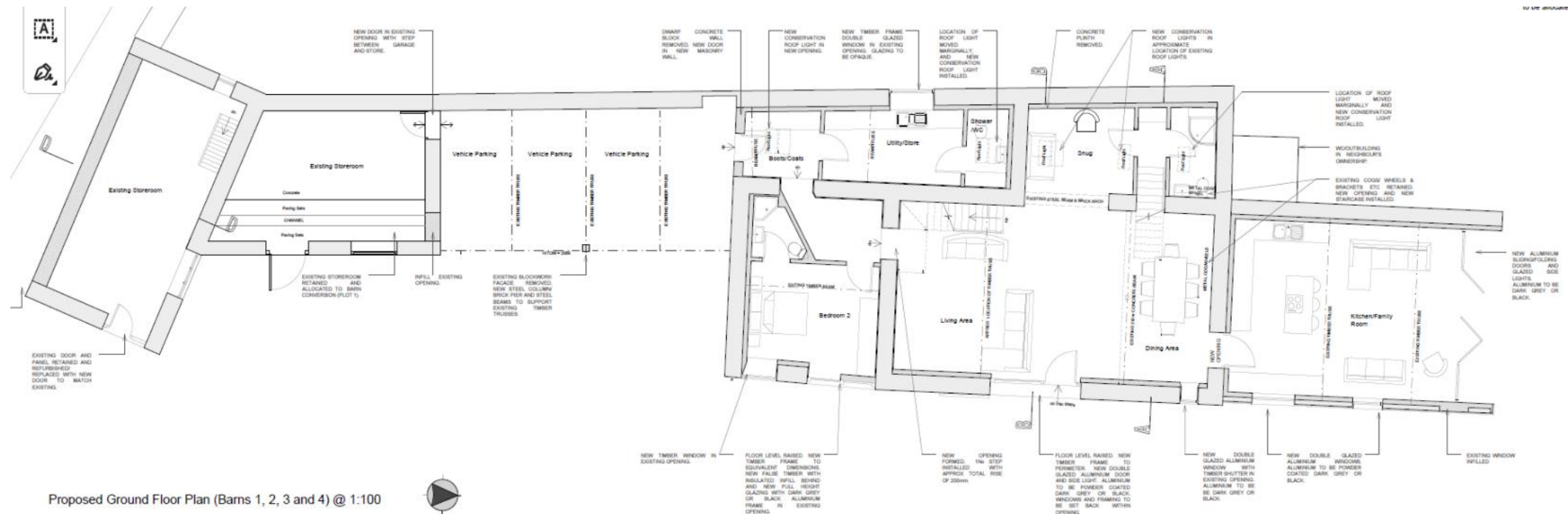
Property Reference Number: TAL240048

Site Plan



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

Proposed Plans and Elevations



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

Aerial photograph taken from the west



Aerial photograph taken from the south west





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