gth



RESIDENTIAL DEVELOPMENT LAND

Land off the B3092 - Frome - Somerset - BA11 5EE

Aerial photograph (taken from the north-east)



RESIDENTIAL DEVELOPMENT LAND

Land off the B3092 - Frome - Somerset - BA11 5EE

Land with potential for residential development (subject to securing the necessary permissions).
Located adjacent to a new build development on the southern edge of Frome, Somerset.



The site extends, in total, to approximately 0.26-hectares (0.65-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

George Williams

(01823) 334466

george.williams@gth.net

Oliver Walker

(01823) 334466

oliver.walker@gth.net

Aerial photograph (taken from the north)



Aerial photograph (taken from the south)



LOCATION

The town of Frome is located within the administrative area of Somerset Council (SC). It has a population of approximately 28,302no. residents (2024 Census).

Frome has a comprehensive range of educational, retail, employment, cultural, leisure/recreational facilities and amenities, including (but not limited to); high street retailers, supermarkets, a range of primary and secondary schools, a cricket club and restaurants and cafés. Frome Community Hospital serves the town and the wider area.

Frome also benefits from close links to nearby settlements, including (but not limited to) Warminster, Westbury and Trowbridge.

COMMUNICATIONS

Road - Frome is well connected by the A361, which links Trowbridge to the north and Shepton Mallet to the south-west. The A36, to the east of Frome, provides access north to Bath and south to Southampton.

Rail - Frome railway station provides services to destinations including (but not limited) Bath Spa, Bristol Temple Meads and Westbury.

Air - Bristol International Airport is approximately 48-kilometres (30-miles) to the north-west. It has scheduled and chartered flights to a range of national and international destinations.

THE LAND

The land is situated to the south of the town centre. It is bound by residential dwellings to the north and north-east; by agricultural land to the south; and the B3092 to the west.

The land benefits from an existing agricultural access off the B3092. It is relatively level and comprises a former farm yard area. There is an existing barn as well as various redundant structures on site. We are of the opinion that the existing barn has potential for Class Q conversion (the buyer must form their own opinion and obtain the necessary consents for its conversion).

The site extends, in total, to approximately 0.26-hectares (0.65-acres). The site that is being offered for sale is shown outlined red on the site plan on page 7. It is shown for identification purposes only and is not to be relied upon.

PLANNING

The land falls outside, but adjoins the settlement boundary of Frome. It falls within the open countryside.

Mendip Local Plan Parts 1 and 2 (2006 –2029)

The planning policies for the Mendip area are within the Mendip Local Plan Part 1 and Part 2.

Local Plan Part 1 was adopted in December 2014 and Local Plan Part 2 was adopted in December 2021.

Emerging Somerset Local Plan

Somerset Council formed a unitary authority on 1st April 2023. This presents an opportunity to promote the land through the emerging Somerset Local Plan, which, once adopted, will set out the planning policy across the unitary authority area.

Planning Potential

The existing structures may be capable for conversion under Class Q Permitted Development rights. Any buyer must form their own opinion of this.

There may also be an opportunity for a larger new build application to be submitted and approved, given the lands location, adjacent to existing built form and Somerset Councils' lack of a 5-year housing land supply in this former district area. Any buyer must form their own opinion of this.

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: ST150993. Please note that this Land Registry title covers a larger area. The only land for sale is shown outside on red on the site plan on page 7 - the seller is retaining the rest of the land contained within the same Land Registry Title.

METHOD OF SALE

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

No overage provision will be imposed within the sale contract.

GUIDE PRICE

The guide price is in the region of £300,000.

Offers are invited on an unconditional basis.

Aerial photograph (taken from the west)



Aerial photograph (taken from the south-west)



Aerial photograph (taken from the east)



Ground photograph of the access (taken from the north-east)



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, with the exception of gas, are available near or on the land.

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/e73ifxbshdeo0eof30hw3/AFsBYeu6ZtUcdUeTlR8XUuM?rlkey=d1xnxfba9o17s3mx9ce3v9cu1&st=h1tm1eir&dl=0

https://youtu.be/96esJkTRfbk.

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: BA11 5EE

What3words: ants.wanted.cloak

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice in relation to the land. 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

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.

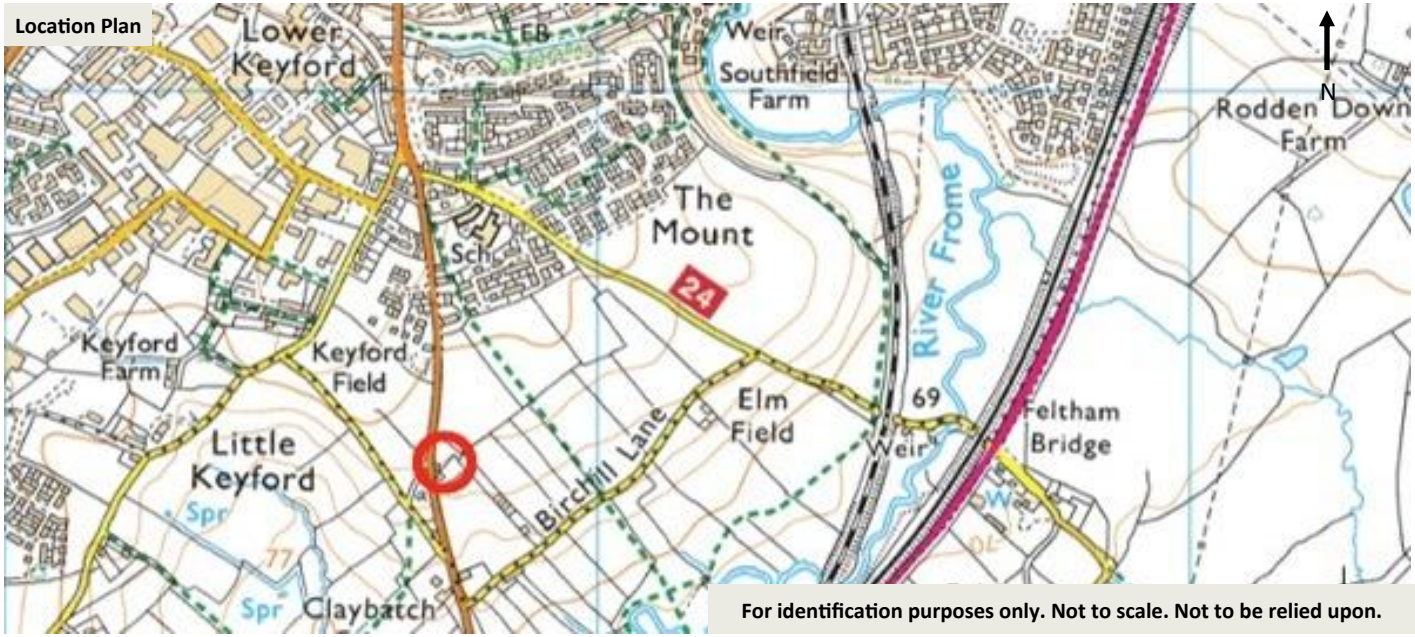
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken May 2026

Sales Brochure produced July 2026

Property Reference Number: TAL260018

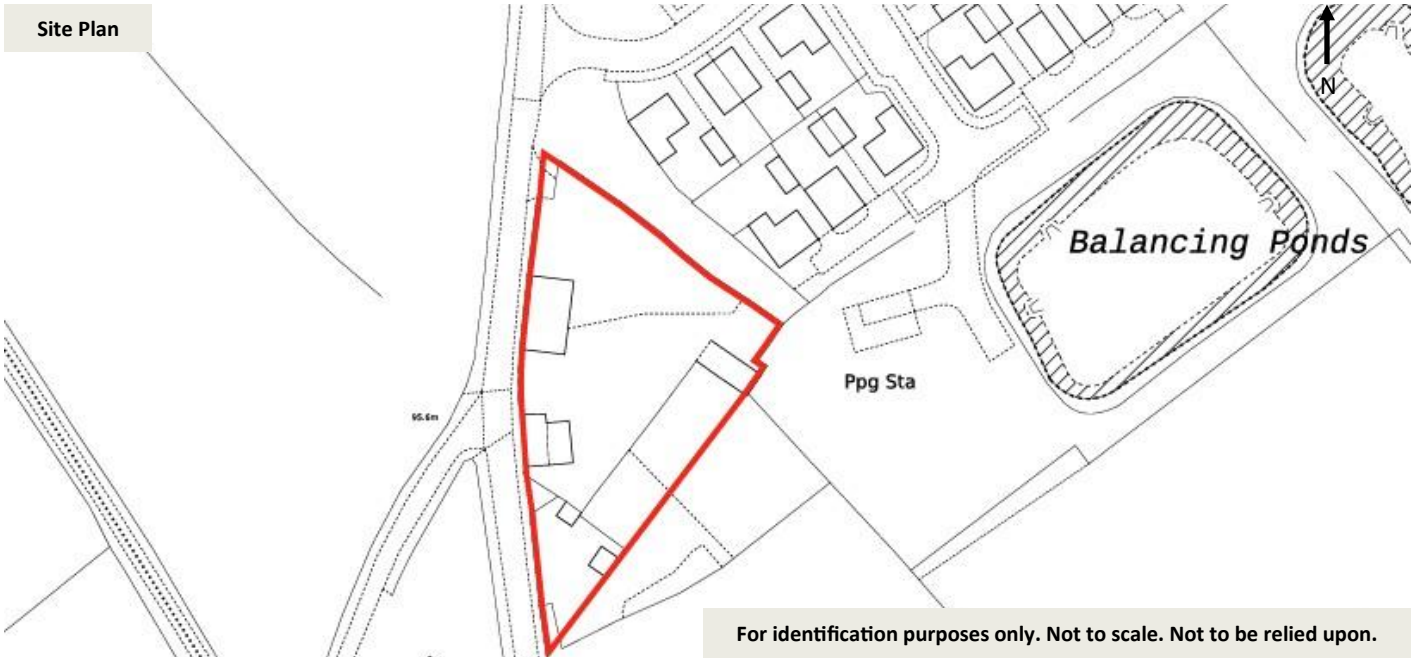
Location Plan



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

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Site Plan



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