gth



RESIDENTIAL DEVELOPMENT SITE

Land Forming Part of Toy Farm - Castle Cary Road - Lydford-on-Fosse - Somerset - TA11 7HA


Aerial Photograph (taken from the east)

RESIDENTIAL DEVELOPMENT SITE

Land Forming Part of Toy Farm - Castle Cary Road - Lydford-on-Fosse - Somerset - TA11 7HA

Residential development site for 8no. dwellings (all open market), together with associated infrastructure works.

This site provides an excellent development opportunity on the outskirts of Lydford-on-Fosse.



The site extends, in total, to approximately 0.64-hectares (1.58-acres).

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

George Bennett

(01823) 334466

george.bennett@gth.net

Aerial Photograph (taken from the north-east)



Aerial Photograph (taken from the south-west)



LOCATION

The village of Lydford-on-Fosse is within the administrative area of Somerset Council (SC) (formerly Mendip District Council (MDC)). It has a population of approximately 531no. residents (2021 Census).

Lydford-on-Fosse has a range of facilities and amenities, including (but not limited to): The Cross Keys Inn, Shell petrol filling station, Budgens shop, Greggs, a Parish hall, Lydford sports club (Recreational Ground) and St Peter's Church further north.

Castle Cary is located approximately 7.4-kilometres (4.6-miles) to the east of the site. The town of Castle Cary offers a range of facilities and amenities that include (but are not limited to): a mainline railway station, a Post Office, 3no. public houses, a primary school, a Co-op convenience store, a number of restaurants/takeaways, a surgery, a mechanics, a village hall and 2no. churches. There is also a good retail offering, as well as a number of sports pitches and recreational space.

COMMUNICATIONS

Road - The site is located just off the A37, which connects Bristol to Dorchester, and the A303 which connects Basingstoke and Honiton. Junction 24 of the M5 motorway is approximately 35.4-kilometres (22.0-miles) to the west.

Rail - Castle Cary railway station is approximately 6.9-kilometres (4.3-miles) to the east, which provides mainline services on the London Paddington to Penzance line, as well as the Bristol to Weymouth line.

Air - Bristol Airport is approximately 48.3-kilometres (30.0-miles) to the north. Alternatively, Exeter Airport is approximately 78.1-kilometres (48.5-miles) to the south-west. Both offer scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located on the eastern edge of Lydford-on-Fosse. It is bound by residential dwellings to the west; the B3153 to the south; agricultural land to the north; and Toy Farm and Lydford Business Park to the east.

The site will be accessed via the creation of a new vehicular access from the B3153.

The site for sale extends to approximately 0.64-hectares (1.58-acres). It is shown outlined in red on the site plan on page 7. It is shown for indicative purposes only and the plan is not to be relied upon.

DETAILED PLANNING PERMISSION

Somerset Council granted detailed planning permission (DPP) (application number: 2025/1216/FUL) on 10th October 2025. This was for the erection of 9no. detached dwellings (all open market).

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The Proposed Residential Development Scheme (PRDS) comprises 8no. dwellings together with associated infrastructure works. The seller will be retaining plot 9, which is to be fully serviced by the Buyer. The Site Layout Plan is shown to the right.

Plot 1 comprises a detached 2-storey, 4-bed dwelling and is approximately 163-sq. m. (1,751-sq. ft.); Plots 2 and 3 comprise detached 2-storey, 4-bed dwellings and are approximately 162-sq. m. (1,744-sq. ft.) each; Plots 4 and 5 comprise detached 2-storey, 3-bed dwellings and are approximately 104-sq. m. (1,115-sq. ft.); and Plots 6, 7 and 8 comprise detached 2-storey, 5-bed dwellings and are approximately 198-sq. m. (1,915-sq. ft.). Plots 1-3 and 6-9 benefit from a double car port and plots 4 and 5 benefit from a single car port.

PHOSPHATE MITIGATION STRATEGY

The site falls within the Somerset Levels and Moors catchment area.

An agreement has been made to purchase 4.5-kg of Phosphorus Credits from the approved Hillcrest Farm Phosphorus Credits Scheme to mitigate the phosphorus load. The seller has already paid a deposit of £31,000 (20%) with £124,000 (80%) remaining.

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.

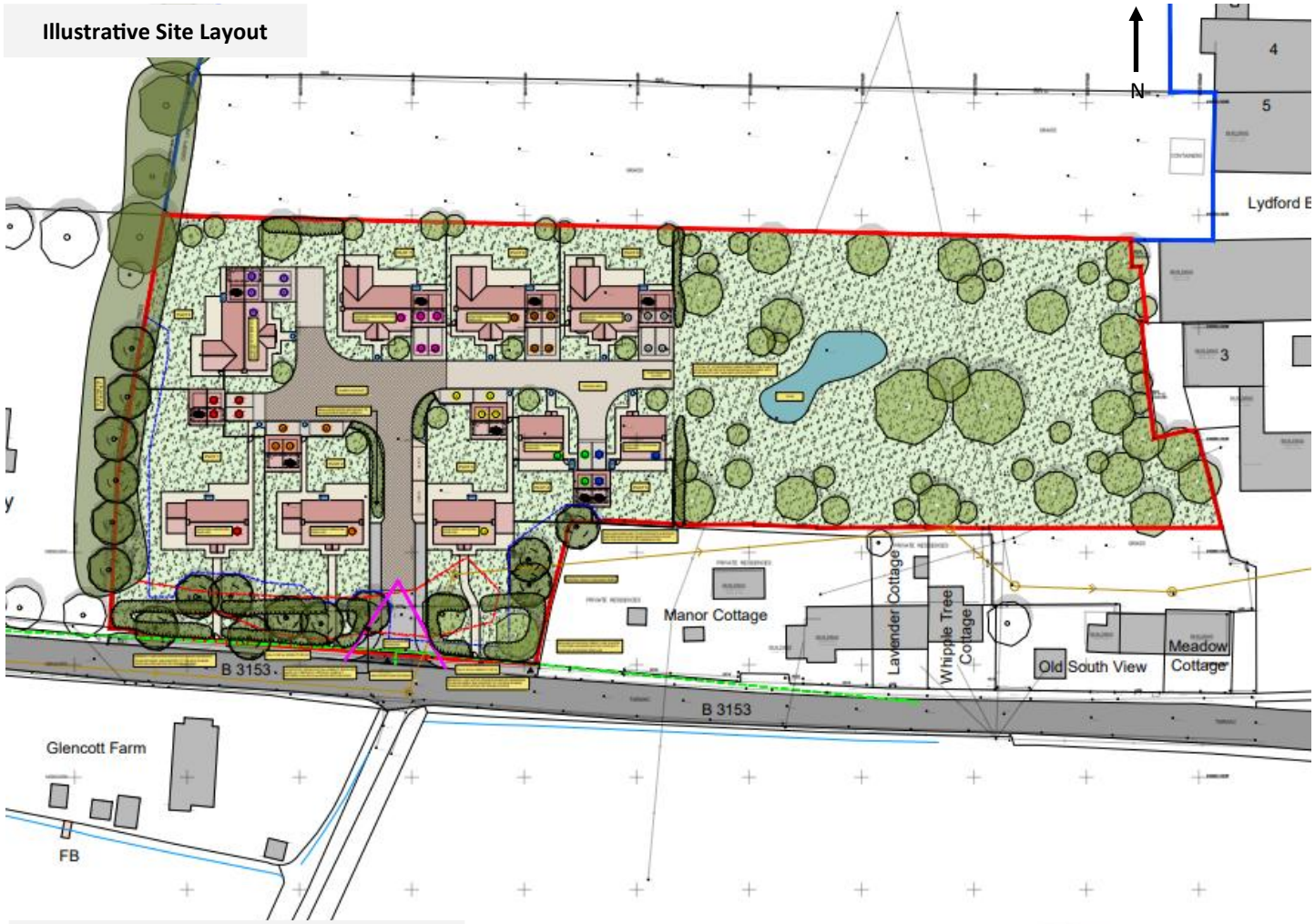
COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will not be payable as Somerset Council do not charge any CIL in the former Mendip area.

BIODIVERSITY NET GAIN

The seller will be carrying out the Biodiversity Net Gain (BNG) plantation works and will retain the land highlighted in blue on the site plan on page 7.

Illustrative Site Layout



Front and Side Elevations - Plot 7



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

Aerial Photograph (taken from the north-east)



Aerial Photograph (taken from the south-west)



LOCAL AUTHORITY

Somerset Council
County Hall
Taunton
Somerset
TA1 4DY
T: (01935) 462462
E: planningeast@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: WS15949 and WS70862, respectively. Part of the site falls within a wider title, which is to be retained by the seller.

METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion. The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICE

Price on application.

Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller will be opting to tax; therefore, VAT will 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 on or near the site, with the exception of gas. 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/knsbg4v3oats8w5tts803/AOJiTChuWsNSRq-bfrVL_dI?rlkey=dtfjtkn5a7s1py526hmq12s3l&e=1&st=ixt9atcx&dl=0

https://youtu.be/NPbng0p6H34

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the viewing days.

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: TA11 7HJ

What3words: ///concluded.targeted.bars

Exit the M5 Motorway at Junction 23 and head east on the A39 towards Street and Glastonbury, continuing for approximately 14.2-kilometres (8.8 -miles) until you reach Berhill in Ashcott. Turn right onto Berhill and continue for 1.6-kilometres (1.0-miles) before following the road onto Cockrod for a further 2.3-kilometres (1.4-miles). Continue onto Reynald's Way for 5.3-kilometres (3.3-miles) before turning left onto the B3153. Proceed for 4.7-kilometres (2.9-miles) and go straight over the A37 toward East Lydford. Continue for 0.2-kilometres (0.1-miles).

The site will be located on the left, 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 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

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties once built. The departments telephone number is (01392) 348899 and its email address is: chris.holt@gth.net

Our Property Management Service brochure is available, via the link set out below: -

Property Management

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 particu lars. 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.

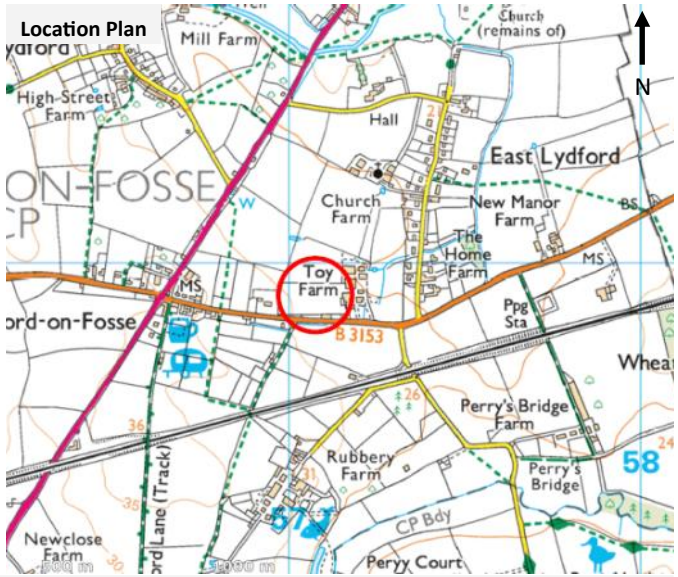
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken: February 2026

Brochure produced: August 2026

Property Reference Number: TAL260007

Location Plan



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

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Site Plan



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

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

GREENSLADE TAYLOR HUNT

www.gth.net

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

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

Dear Sir or Madam

LAND FORMING PART OF TOY FARM, CASTLE CARY ROAD, LYDFORD-ON-FOSSE, SOMERSET TA11 7HA

Introduction

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

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

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

Price on application. Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon** on **Friday, 23rd October 2026**

The offers are to be submitted to Mark Chugg, BSc (Hons), MSc, MRICS, Partner and Development Surveyor and George Bennett BSc (Hons), MSc, Graduate Development Surveyor with the envelope marked with the reference **'Land forming part of Toy Farm, Castle Cary Road, Lydford-on-Fosse, Somerset TA11 7HJ,'** 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 george.bennett@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/knsbg4v3oats8w5tts803/AOJiTChuWsNSRq-bfrVL_dI?rlkey=dtfjtkn5a7s1py526hmq12s3l&e=1&st=ixt9atcx&dl=0

https://youtu.be/NPbng0p6H34

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.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below: -

- **Tuesday, 22nd September2026;**
- **Tuesday, 29th September 2026;**
- **Tuesday, 6th October 2026;**
- **Tuesday, 13th October 2026; and**
- **Tuesday, 20th October 2026.**

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.

Conclusion

If you would like to make an appointment to view the property 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 george.bennett@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure