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RESIDENTIAL DEVELOPMENT LAND

Former Fiveways Adult Resource Centre - Ilchester Road - Yeovil - BA21 3BB



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Suitable for re-development (subject to obtaining the necessary planning consents).



The site extends, in total, to approximately 0.82-hectares (2.04 acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Graham Ford

01823 219993

Graham.ford@gth.net

George Williams

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george.williams@gth.net





LOCATION

The site is located in a popular residential area, within walking distance of Yeovil town centre and 0.25-miles from Yeovil College.

Yeovil is a major regional centre with a residential population of approx. 45,000 people, serving a further catchment of approximately 130,000 within a 20-mile radius. The town enjoys good connectivity via the A303 trunk road providing a link to Taunton and the M5 motorway and London.

Yeovil is served by a regular rail service direct to London Waterloo and Exeter St David's Bristol airport is also only 40 miles.

COMMUNICATIONS

Road - The M5 motorway, which connects the Midlands with South West England, is located approximately 19-miles to the northwest of the Property. By road, the Property is located approximately 39-miles south of Bath, 40-miles northwest of Poole, 41-miles south of Bristol, 142-miles south of Birmingham and 129-miles west of London.

Rail - Yeovil Pen Mill railway station is situated approximately 1.1-miles to the east of the Property. From Yeovil Pen Mill there are direct services to Castle Cary (14 mins), Weymouth (52 mins) and London Waterloo (2 hours 39 mins).

Air - Bristol Airport is situated approximately 30-miles (38-miles by road) to the north of the Property.

SITE

The development site is currently occupied by a number of traditional brick buildings together with a range of single storey framed buildings and one large light industrial building. The buildings currently extend to a total area of 2,301 sq. m (24,767 sq. ft). Various parking, roads and turning areas are located throughout the site together with a range of mature and semi-mature trees and landscaped areas.

The boundaries of the site are well defined, surrounded by residential properties and gardens, Ilchester Road and Yeovil Cemetery. The site extends to approximately 0.82-hecatres (2.04-acres).

PLANNING

A pre-application enquiry was submitted to SSDC in August 2020 (available within the technical pack) for residential development comprising of 14no. dwellings. SSDC concluded that , in principle, the site was in a sustainable location for development, given it's location within the development area of Yeovil. The response outlines advice regarding highways safety, visual impact, layout, amenity space, surface and foul water disposal, biodiversity and phosphates.

No further planning enquires/applications have been made for the site.

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: WS53269

METHOD OF SALE

The property is offered for sale on a Private Treaty basis, offers for the freehold are invited on an unconditional basis only.

LOCAL AUTHORITY

Somerset Council

County Hall

The Crescent

Taunton

TA1 4DY

T: (01275) 888811

W: https://www.somerset.gov.uk/

GUIDE PRICE

The guide price is £850,000

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 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:-

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: TA1 2UH

What3words: never.splash.flight

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

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the application. The department's telephone number is: (01823) 334466 and its email address is: claire.alershankey@gth.net.

Our Planning Service brochure is 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 Service brochure is 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.

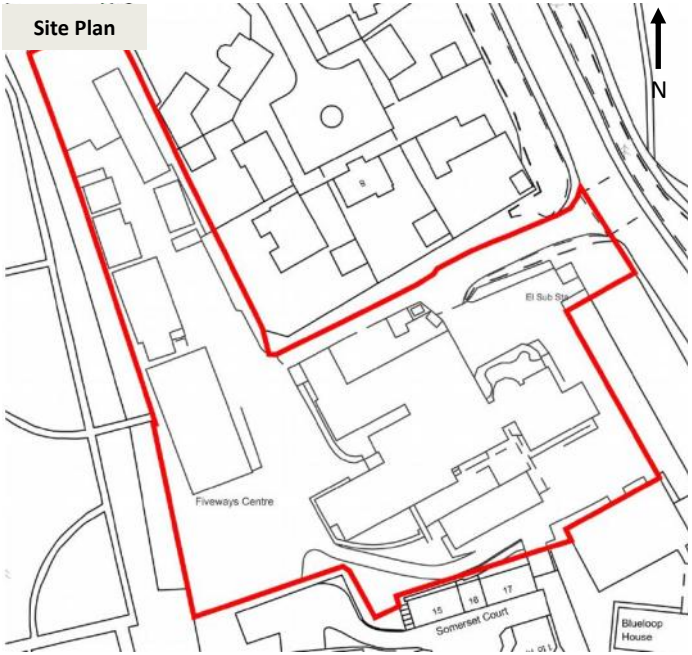
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other 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.







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