

Proposed Street View Sketch



Residential Development with outline planning for
Five Self and Custom Build Dwellings

Land adjacent to Whitemill, Marston Lane, Frome

Offers invited

COOPER
AND
TANNER

Residential Development with outline planning consent, Land adjacent Whitemill, Marston Lane, Frome BA11 4DG

- Development with outline planning consent for five self and custom build dwellings
- Planning Application number 2021/1395/OTS (Former Mendip Council)
- Close by to local amenities and transport links
- Popular town location

Description

We are delighted to be able to offer this exciting development opportunity on the outskirts of the popular town of Frome. Located on the Southern side of the town this parcel of land measuring approx. 0.558 acres has the benefit of outline planning for five detached self and custom build dwellings. The topography of the site is level and is not within any flood zones.

The site benefits from wonderful countryside views towards Lower Whatley due to the sloping land towards the end of the site.

The site is approximately one and a half miles from Frome railway station and about one mile from Frome Town Centre.

Planning

Planning was granted by appeal in October 2023 for five self and custom build dwellings.

Further details regarding the planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2021/1395/OTS. Interested parties must satisfy their own planning investigations.

Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

Method of Sale

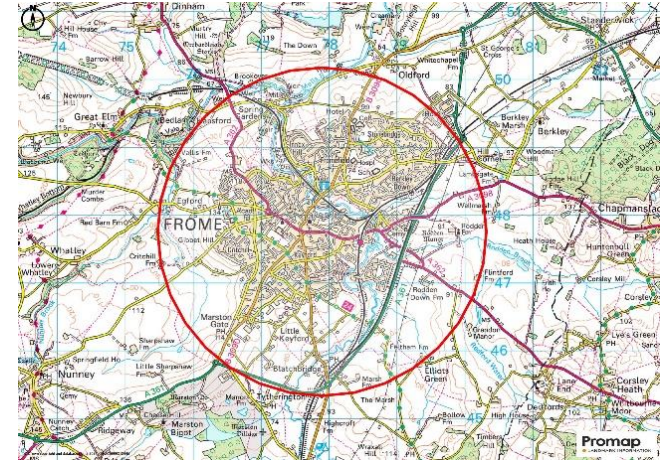
Private Treaty

Viewing

Strictly by prior appointment with Cooper and Tanner.

Tel. 01373 455060.

Please note this land is open to the elements and suitable precautions and care should be taken during viewings.



Proposed Aerial Sketch View



GDV's

Cooper and Tanner Frome branch office have carried out comparable evidence for the end values these are as follows:

All five plots will be in the range of £625,000 - £650,000 each

Total GDV for the whole site approximately £3,125,000 to £3,250,000.

This information was collated in September 2024 based on the current market conditions.

Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.



Local Council:

Somerset Council (former Mendip area)

Services: Prospective purchasers will need to provide services to the boundary of the Vendors retained land and they must also satisfy themselves as to the location and capacity of any services.

Tenure:

Freehold



Motorway Links

- 361 and A36
- M4/M5



Train Links

- Frome Station
- Dilton Marsh
- Westbury



Nearest Schools

- St John's C of E and Hayesdown first school
- Oakfield Academy and Frome Community College

Illustrative site plan

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.



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