



Residential Development for Two five bed luxury homes and surrounding land
*Negotiation can be considered to sell plots individually

Orcadia Farm, Mells Lane, Chantry, BA11 3LW Whole site £670,000 Freehold

COOPER
AND
TANNER

Residential Development Site at Orcadia Farm

Mells Lane, Chantry

Frome, BA11 3LW

£670,000 Freehold

- Residential development site with full planning, planning application number 2022/1543/FUL
- Contemporary Design new builds
- Rural Location
- Close by to towns of Frome and Shepton Mallet
- Site will come with an uplift for additional development land

Description

Orcadia Farm benefits from full planning consent to demolishing current barn C (indicated on the proposed site plan on page 3) and replace with two luxury five bed detached contemporary homes.

The site currently comprises of a selection of redundant barns, the topography is level and access is via a shared driveway.

The site has been cleared; however, the prospective purchaser will be responsible for the removal of the Barn C structure.

Development Potential Guide Prices of approximately £2,400,000 scheme. Parties must satisfy themselves in respect of potential scheme end values.

After all phases of development are complete this will be a low-density site, providing an excellent opportunity to create a unique development of quality

homes with gardens and parking in a rural location close to the Town of Frome.

Agent's Note

***Our vendor would be prepared to split the site and sell each plot individually, subject to price. Please contact agent for further details.**

Planning

Further details regarding the full planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2022/1543/FUL. Interested parties must satisfy their own planning investigations. All planning information can be found online.

Location

Situated in a beautiful part of Somerset the village of Chantry is located between the villages of Nunney and Mells which both offer amenities such as cafés, shops and pubs.

The nearby town of Frome offers a variety of shops, restaurants and pubs, while the City of Bath famous for its Roman Baths and Georgian architecture is only a short drive away. There are beautiful countryside walks right on the doorstep as well as on The Mendip Hills, an Area of Outstanding Natural Beauty offering fantastic hiking and cycling opportunities.



Plot Descriptions

Indicative Scheme Layout Plan (right) was produced as an illustrative development framework.

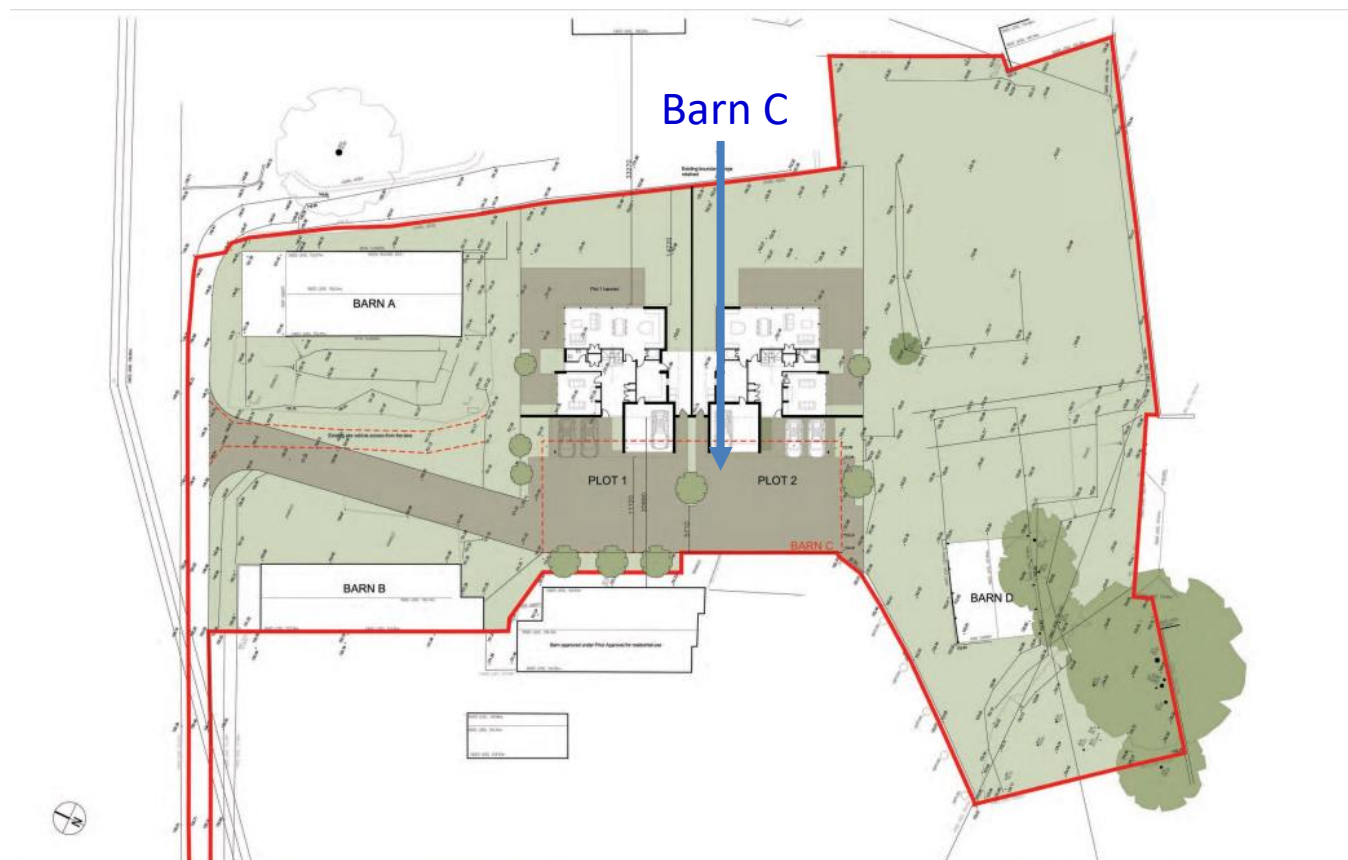
Unit	Type – Detached Dwellings
Plot 1	5 Bedrooms, attached garage 2 parking spaces
Plot 2	5 Bedrooms, attached garage 2 parking spaces

Method of Sale

Private Treaty.

Viewings

Strictly by prior appointment with Cooper and Tanner.
Tel. 01373 455060. Please note this is a former working yard and suitable precautions and care should be taken during viewings.



Proposed Site Plan

Local Council: Somerset Council
(former Mendip area)

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services. New mains water and electric supply required and private drainage system.

Tenure: Freehold



Road Links

- A361 and A359 nearby



Train Links

- Frome Station (4 miles)



Nearest Schools

- Mells C of E first School (0.9 miles)
- Nunney First School (1.6 miles)
- Leigh on Mendip School (1.6 miles)

