

# Proposed Site Plan



# Site at Orcadia Farm

## Mells Lane

### Chantry

### Frome

### BA11 3LW

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**£995,000 Freehold**

#### Key Features

- Superb residential development site with full planning, subject to conditions
- Consent for five quality new build homes
- Courtyard design
- Planning application ref: 2024/1837/FUL
- Rural but convenient location close by to the popular town of Frome

#### Description

Orcadia Farm will benefit from full planning consent for the erection of five dwellings and associated development following the demolition of the existing barns.

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.

The site currently comprises of a selection of redundant barns, it will be the responsibility of the purchaser to clear any remaining structures. The topography is level, and access is via a shared driveway.

Cooper and Tanner residential office will be well placed to comment upon the local market and provide guidance on potential completed development sales prices. But parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

#### Planning

Planning was approved on 14/2/2025, further details regarding the planning consent are available from the selling agent or can be found via the Somerset (Mendip) Council online Planning Portal using reference 2024/1837/FUL. Interested parties must satisfy their own planning investigations.

#### Location

Situated in the Somerset village of Chantry, 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 wider 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 Details

Unit	Type	Area
Plot 1	4 Bedrooms, plus garage	232sqm
Plot 2	3 Bedrooms, plus carport and store	193sqm
Plot 3	4 Bedrooms, plus garage	220sqm
Plot 4	4 Bedrooms, plus garage and carport	241sqm
Plot 5	4 Bedrooms, plus garage	232sqm
Total Floor Area		1,118sqm

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.

Local Council

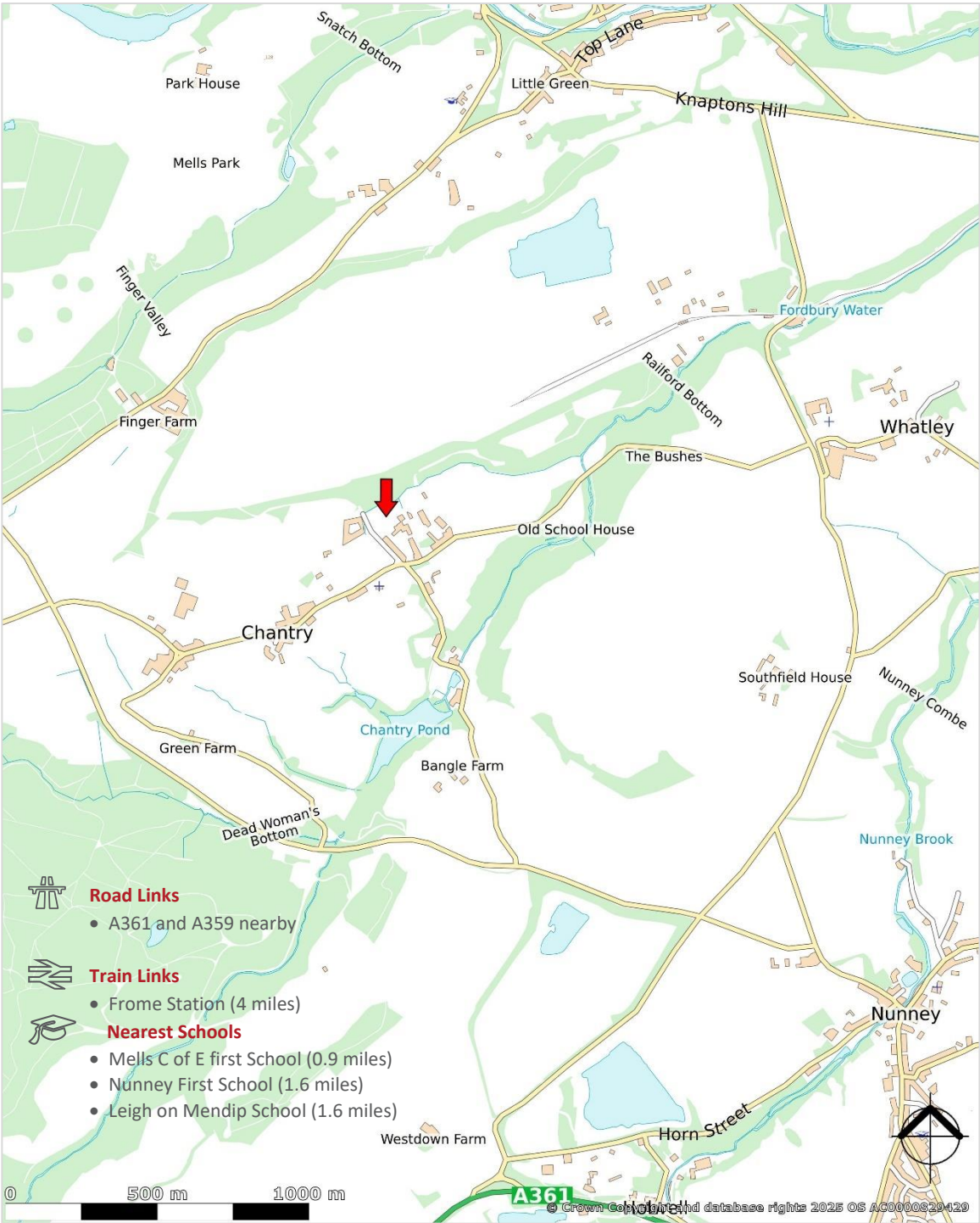
Somerset Council (former Mendip area)

Services

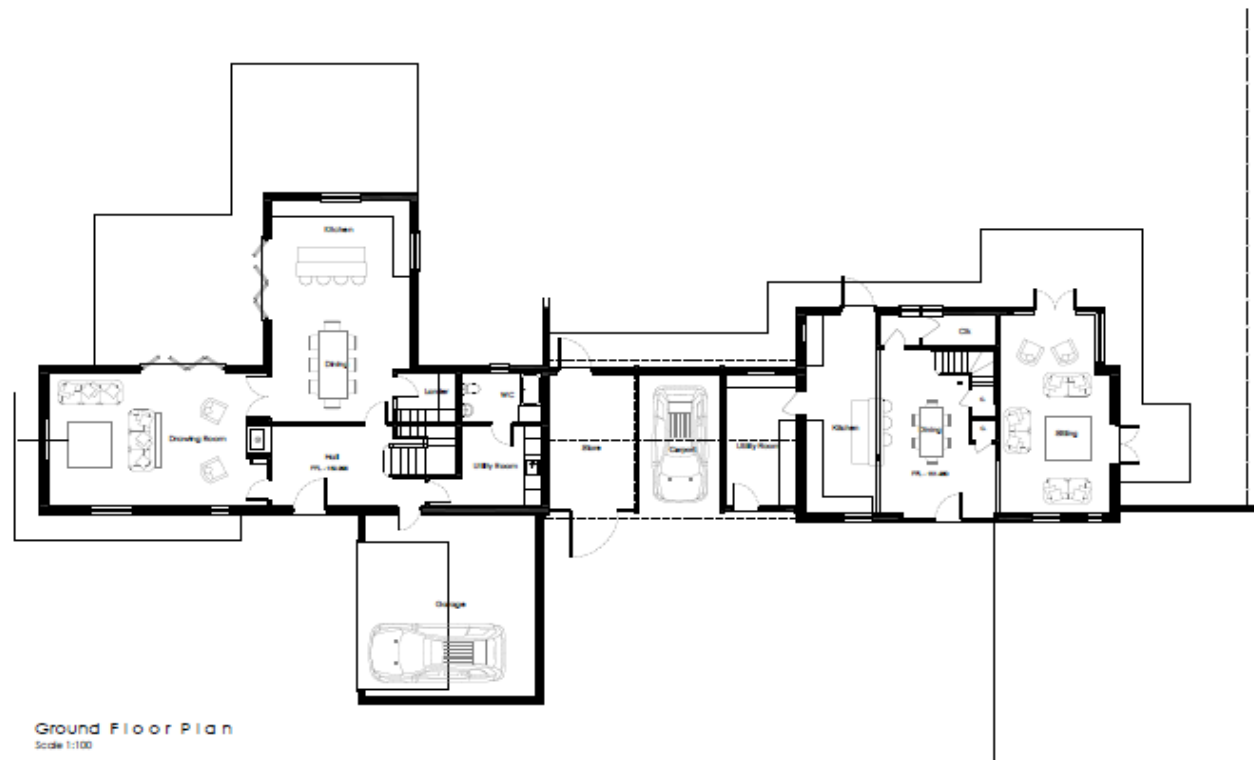
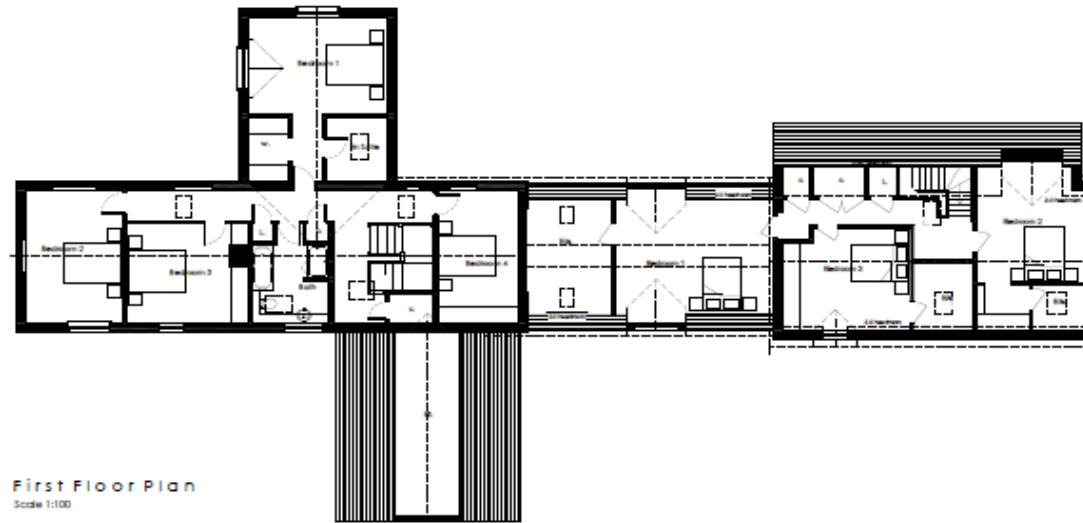
New mains water and electric supply required and private drainage system. Prospective purchasers must satisfy themselves as to the location and capacity of any services.

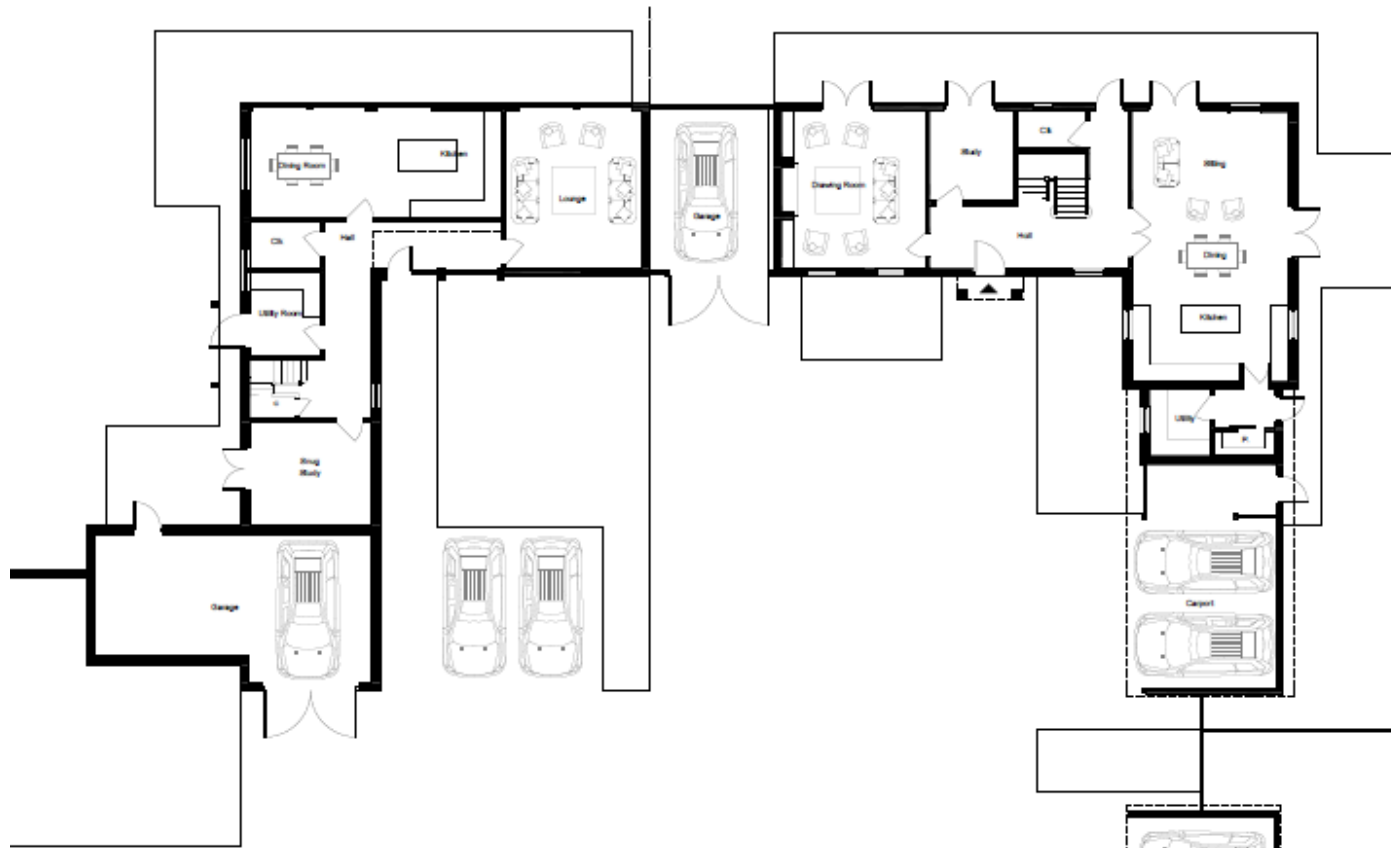
Tenure

Freehold. Vacant possession upon completion.



# Proposed Floor Plans Plot 1 & 2

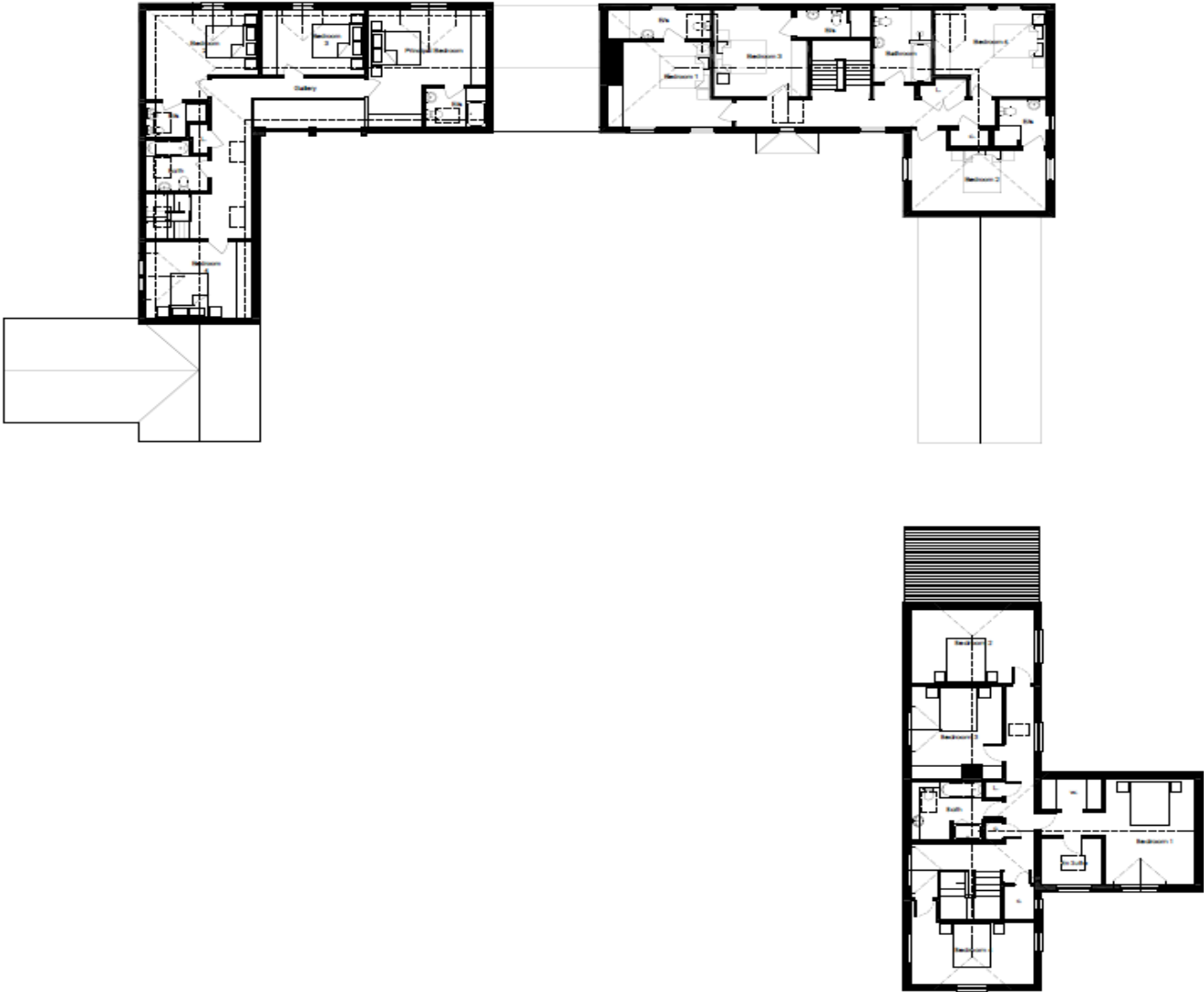


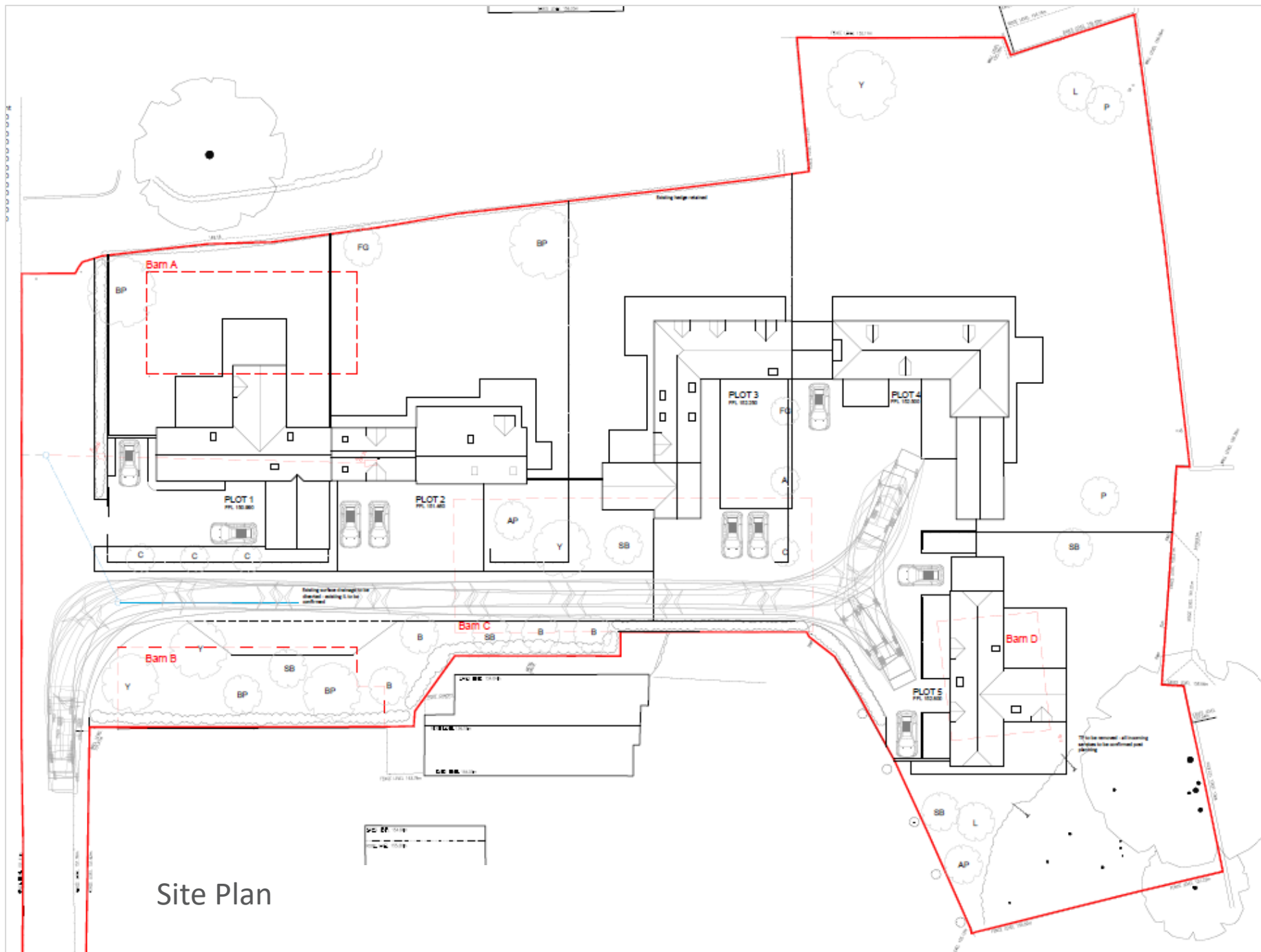


## Proposed Floor Plans Ground floor plots 3,4,5



Proposed Floor Plans  
First floor plots 3,4,5







## Proposed Elevation Drawings

**COOPER  
AND  
TANNER**

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