

Wantage Office

23 Wallingford Street, Wantage, OX12 8AX
01235 645 645

wantage@waymarkproperty.co.uk

www.waymarkproperty.co.uk

FOR SALE

SOUTH SOMERSET

Residential Development

Detailed Approval for 31 Dwellings



Dancing Lane, Wincanton, Somerset, BA9 9DQ

A greenfield site within a strong residential location on the northern edge of Wincanton.

Chartered Surveyors | Estate Agents | Planning & Development

Offices in Faringdon and Wantage

Directors: E C Preece MRICS J L Preece MRICS H J Sutcliffe Y J Hallard



LOCATION

An historic market town, Wincanton is situated on the extreme southeast of Somerset, just north of the A303 and almost on the borders of Dorset and Wiltshire.

The town centre is well supplied with supermarkets (Morrison's and Lidl), local and independent shops, health centre, library, and churches. There are two primary schools and a comprehensive school as well as a 28-bed community hospital. Wincanton offers good sporting facilities including an indoor sports centre with swimming pool and good outdoor sporting facilities. National Hunt Racing takes place at its famous racecourse on the edge of the town. Historic Bath and Salisbury are an hour's journey away. Sherborne and Glastonbury are half an hour away.

The mainline railway station at Gillingham is approximately six miles away with services to London Waterloo and Exeter. Further north is Castle Cary and Bruton, which are on the Paddington line. The much-improved A303, which links with the M3, provides east-west road travel.

THE SITE

A slightly graded c. 4-acre site with woodland boundaries to the north and east, an existing residential development to the south and the Wincanton Community Hospital to the west.

Road access is off Dancing Lane with the design arrangements to cross part of the hospital site included with the consented design. Pre-existing land contract documents allow a purchaser to undertake such works on the hospital land.

PLANNING

Outline planning permission was granted as an Appeal Decision on 19th October 2015 (ref: APP/R3325/A/14/2222697) for up to 55 dwellings, access works, relocation of NHS parking, provision of open space and other ancillary works in accordance with the terms of the application (ref: 14/00838/OUT) dated 24th February 2014.

A Reserved Matters application (Ref: 18/03414/REM) has since been recommended for approval based on an agreed scheme of 31 dwellings of which 24 are for Market Housing (comprising 18no. 4 bed homes and 6no. 5 bed homes) and 7 are affordable. The consented floor area is 50,226 sq ft. The approval will be issued upon conclusion of the revised S.106 – see below.

A S.106 was executed as part of the Appeal process and covers, in brief, the following obligations:

- a) 22.5% affordable. NOTE: This is a change to outline planning and is currently being documented by way of a Deed of Variation (from the original 35%).
- b) A contribution per dwelling ranging from c.£3,480 to c.£5,600 depending on the size of the houses. Such payments relate to education, social and sporting facilities
- c) To provide Public Open Space within the site
- d) To establish a Travel Plan



We are advised the CIL is not applicable and that the site is located outside a Nitrate area.

UTILITIES

We understand that mains water, electricity, gas and drainage are available in the locality. Wessex Water have provided a quote (which is being updated) for a mains foul and storm connection.

FURTHER INFORMATION

Further details can be found by clicking [HERE](#) to include planning documents and title information

METHOD OF SALE

Unconditional offers are sought for the freehold interest with vacant possession.

Offers should be submitted to Waymark via email by **12 noon Thursday 16th June 2022** clearly marked "Land at Wincanton"

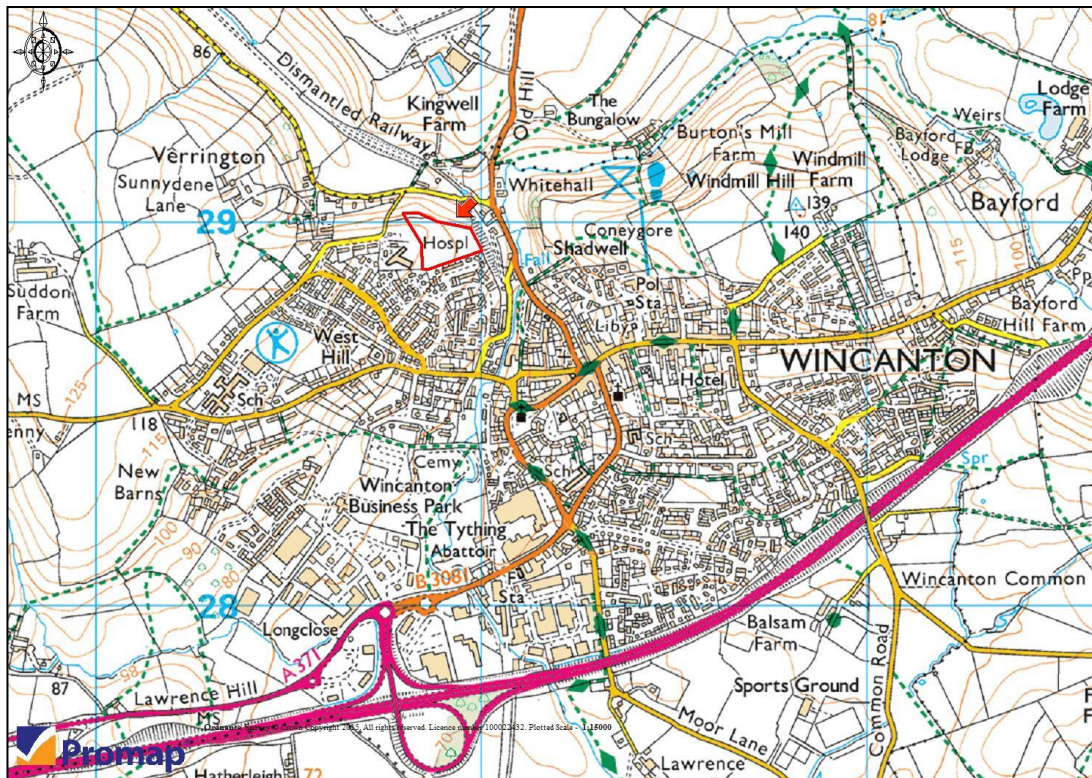
CONTACT DETAILS

Edward Preece MRICS 07880 728188 ep@waymarkproperty.co.uk

Site access is available by arrangement

Misrepresentation Act

These particulars are believed to correct but accuracy cannot be guaranteed, and they are expressly excluded from any contract. April 2022 Rev 2





View of site from the northeast

A handwritten signature or logo in green ink, consisting of a stylized, cursive letter 'M'.