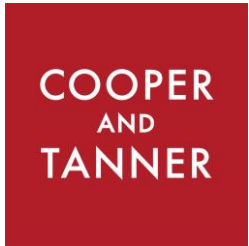


noma architects



Land at Chapelfield, Oakhill, Radstock, Somerset
Outline consent for up to 23 homes

£1,200,000 Freehold





Residential Development Site

Chapelfield

Oakhill

Somerset

BA3 5BU

Guide Price £1,200,000 Freehold

Description

Residential development site with outline consent, allowed at appeal, for up to **23 homes** including 30% affordable provision. Situated within the centre of a popular Somerset village within easy reach of Bath and Bristol and an area of excellent demand for residential property.

The scheme will deliver 16 open market family dwellings and 7 homes under the affordable provision. Landscaped gardens with hedges and trees to most plots and on plot parking. Scheme layout and housing mix as illustrated on the plans and summarised below.

Architects Suggested Housing Mix

Qty.	Property Type	Sq M	Sq Ft
8	Type A – 3 bedroom 4 person	81	876
2	Type B – 3 bedroom 5 person	87	934
3	Type C – 3 bedroom 6 person	93	996
3	Type D – 4 bedroom 6 person	129	1384
5	Type E – 2 bedroom 3 person	70	758
2	Type F – 3 bedroom 4 person	87	940

Access is taken via Chapelfield a residential cul-de-sac. The proposed scheme layout is shown overleaf and will complement the adjoining development.

The site is gently sloping to level and of regular shape extending to approximately 2 acres gross.

Planning Information

Situated within Somerset Council (former Mendip area). Outline consent was allowed at appeal **APP/E3335/W/24/3341085** for “*outline application for up to 23 no. two storey houses (including 30% affordable housing) with associated parking, hard/soft landscaping and open space, drainage and infrastructure. Appearance and landscaping reserved matters with access, layout and scale to be determined at outline stage*”. The appeal was allowed following refusal of Planning Reference 2023/2245/OUT.

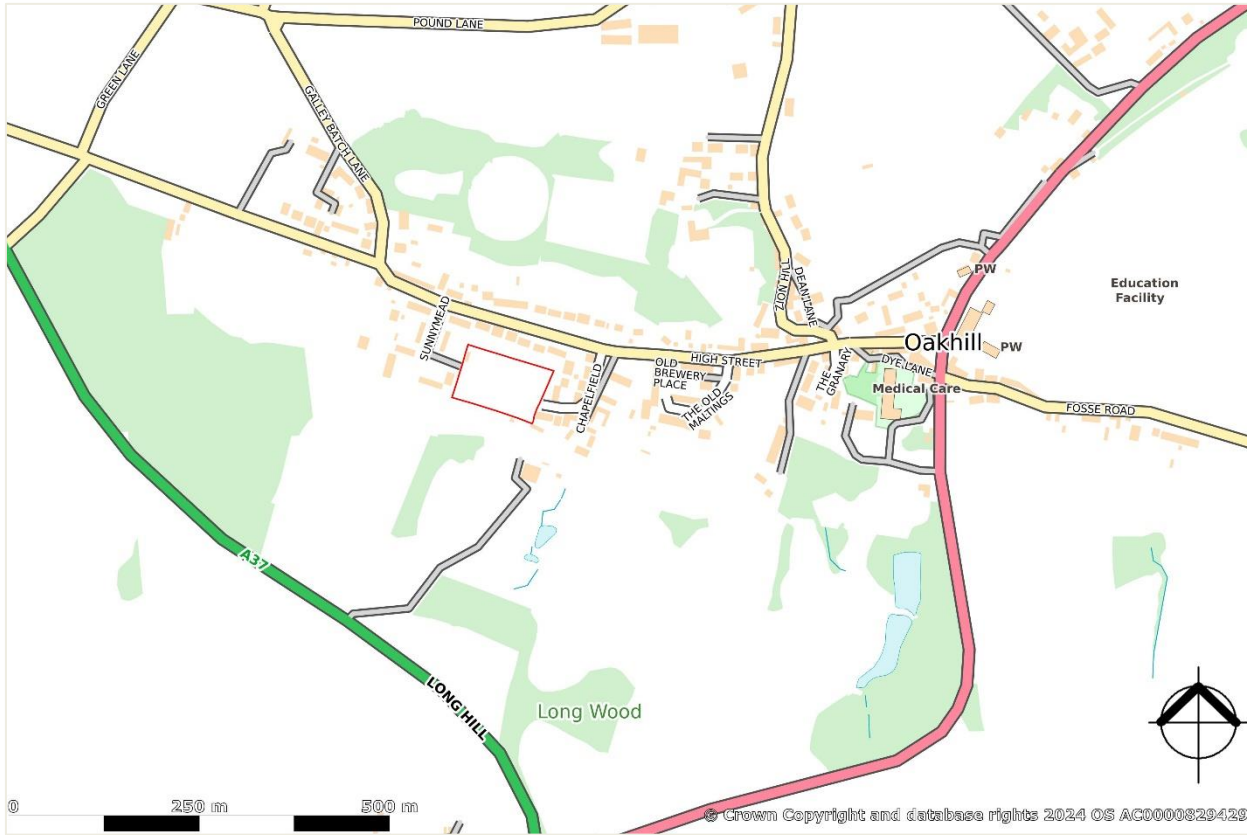
30% affordable housing provision comprising plots 8 and 9 (Type E) are indicated as shared ownership and plots 5,6,7 (Type E) and 10, 11 (Type F) affordable rents.

A full planning information pack is available from the selling agent to include Ecological Report, Tree Schedule, Transport and Travel Statement, Heritage Statement, Soil Investigations, Drainage Strategy Report, Final appeal Decision, Plans etc. A copy of the S106 Agreement dated 16th August 2024 is also available. Disclosure of all information is subject to Vendor’s discretion.

Method of Sale

For sale by **Private Treaty**. Offers are invited on an unconditional basis off a guide price of £1,200,000.

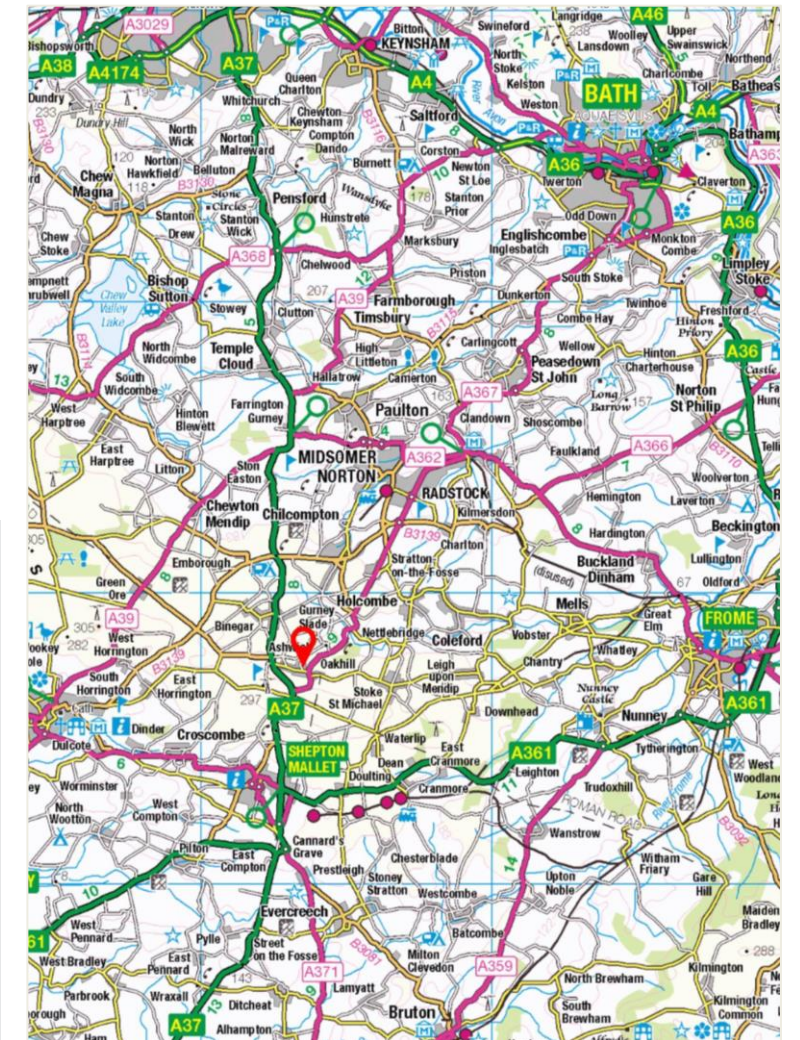




Location

Set within the popular Somerset village of Oakhill. It benefits a village shop, two pubs, Church of England primary school village hall, church, doctors GP surgery, Pondsmead Nursing Home and recreation fields.

Oakhill is situated approximately 2.5 miles north of Shepton Mallet and benefits convenient access to the A37 linking to Bristol (18 miles to the north) and south to the A303. Bath is approximately 15 miles north west.



Local Council

Somerset Council
Former Mendip District Council area.

Services

Prospective purchasers must satisfy themselves with regard to location and capacity of nearby mains services.

Tenure

Freehold, vacant possession upon completion.

Nearest School

Oakhill Primary School

Train Links

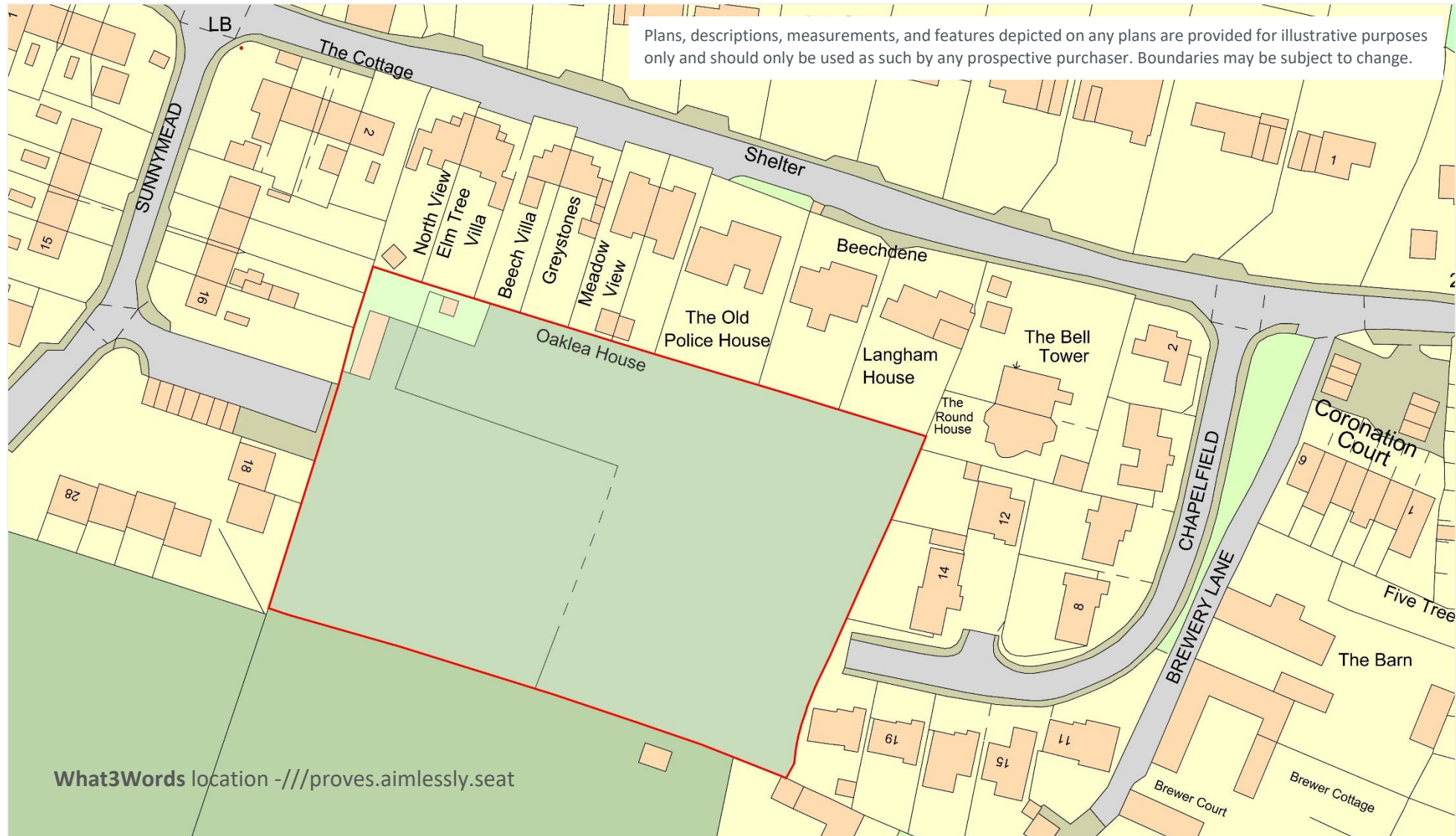
- Castle Cary
- Frome
- Bath Spa

Viewings

Strictly by prior appointment only via joint selling agents **Cooper and Tanner** (Nick Oliver acting) or **Alder King** (Hugh Collins acting).

CIL

Somerset Council does not operate the Community Infrastructure Levy in the former Mendip Area.



Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser. Boundaries may be subject to change.

What3Words location -///proves.aimlessly.seat



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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

