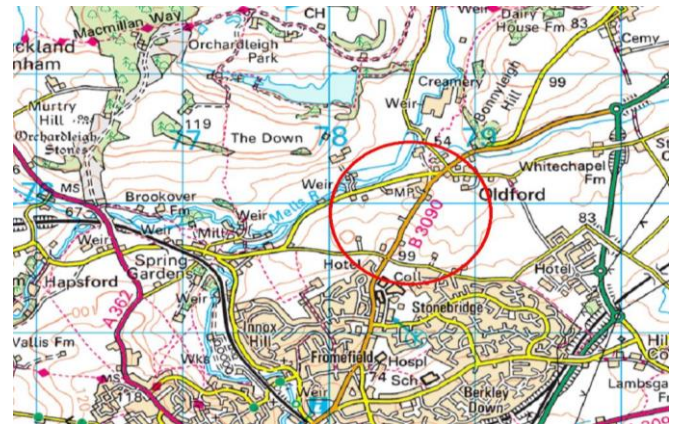


Approved planning overlay



Development Site
with full planning permission
Approx. 0.26 hectares (0.65 acres)

Guide Price
£1,100,000

Gypsy Lane
Frome, Somerset
BA11 2NA

COOPER
AND
TANNER



Plan for identification purposes only.

Gypsy Lane

Frome, Somerset

BA11 2NA

- Development Site
- With full planning permission
- Mendip planning number 2021/0652/FUL
- Good road access to Frome

Description

An exciting opportunity to acquire a residential development site with the benefit of planning consent for the construction of a selection of 6 detached and terraced dwellings and 4 office spaces.

The site is located on the North side of Frome on Gypsy Lane, and consists of approximately 0.26 hectares (0.65 acres) of which is being used for commercial purposes and is generally level in topography. There is a detached bungalow located in the corner, which will be offered with vacant possession.

Planning

Planning is approved and the Mendip Planning application number is 2021/0652/FUL. Details can be found on the website www.mendip.gov.uk/article/6358/View-and-Comment-on-Planning-Applications.

Community Infrastructure Levy (CIL) and Section 106

Our vendor has confirmed that the site is not subject to any CIL or section 106 payments.

Please contact the agent for a link to the technical information for this development opportunity.



It will be the responsibility of the developer/promoter to make representations under the option or promotion agreement to Mendip District Council.

Method of Sale

Offers Invited, subject to contract

Please note – purchaser will be responsible for agents' fees.

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 leisure centre, several cafés, a choice of pubs, hospital and medical centre, local junior, middle and senior schools, several theatres and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer at the Frome Office on 01373 455060 option 5.

Local Council:

Mendip District Council

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



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.

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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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.

