



Residential Development site
Voscombe Farm, Bourton, SP8 5BX
Outline planning consent for eight units

Guide Price £1,000,000

COOPER
AND
TANNER



Plan for Identification purposes only

Development with outline planning consent

Voscombe Farm

Bourton, SP8 5BX

Development opportunity £1,000,000

- Development Opportunity with outline planning consent
- Village location
- Approximately 0.55 Hectares (1.36 acres)
- Close to the A303
- Exceptional views of the local countryside

Description

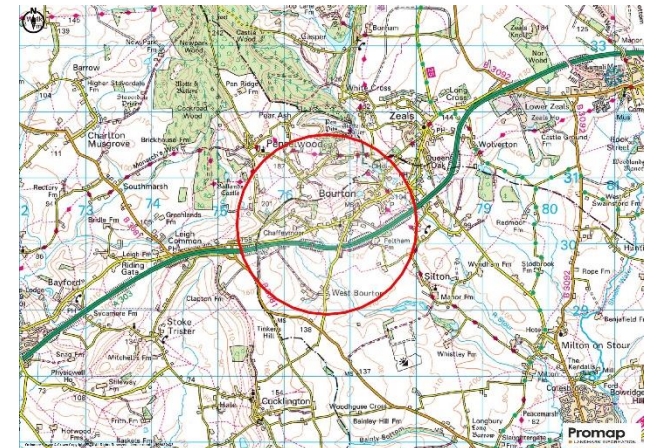
A residential development site located on the west side of Dorset, in Bourton which is a small village situated between Zeals and Wincanton. The site is at Voscombe Farm which has been previously used for equestrian purposes. There is an old barn on the land which will need to be dismantled and removed by the prospective purchaser and in addition there is an electrical pylon which will need relocating. The topography of the land has a gradient, and at the highest point provides lovely views of the local countryside.

Developer Greystoke Land Limited has promoted the land through the planning process to bring forward an outline consent for a scheme of eight units ranging from two to four-bedroom dwellings. The vendor retains full rights of access to an additional field they own north of the site, and the prospective purchaser will not be able to hold any ransom over future additional development in this field, including improvements required to the access road to make this possible.

Planning

Planning consent was allowed at appeal on 20 January 2023 to demolish existing barn and erect 8 No. dwellings, new vehicular access, and ancillary works (outline application with all matters reserved).

Further details can be found via the Dorset District Council online Planning Portal planning application reference P/OUT/2022/00060.







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.



Additional information

The vendor is considering relocating from their current premises soon, meaning that additional land may become available in the near future.

GDV's

Cooper and Tanner Castle Cary branch office have carried out comparable evidence for the end values these are as follows:

2 Bed - £290,000 - £310,000

3 Bed semi-detached - £385,00 - £425,000

3 Bed detached - £440,00 - £460,000

4 Bed detached - £550,00 - £575,000

This information was collated in January 2023 based on the current market conditions.

Method of Sale

Private treaty – freehold sale

Location

Gillingham is an attractive thriving market town with a good range of amenities including a range of shops such as Waitrose, Asda and Lidl supermarkets, a pharmacy, bank, post office, doctors' surgery, along with pubs and cafes. Gillingham further benefits from a mainline railway station to London Waterloo (approx. 2 Hours) and is located just 4 miles from the A303 giving access to the South West and London via the M3, whilst the A350 provides access to the coast as well as the M4.

The area provides a number of highly regarded state and private primary and secondary schools and numerous countryside pursuits including, golf, horse riding, cycling and sports centres.

Viewing

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



Local Council:

Dorset County Council

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

Tenure: Freehold



Motorway Links

- A303
- M350/M4



Train Links

- Gillingham Station



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