



Residential Development site with full planning for 7 detached dwellings along  
with a proposed scheme for 6 additional dwellings  
Broadway, Chilcompton, BA3 4JW

Guide Price £850,000 Freehold

**COOPER  
AND  
TANNER**

# Development site at Broadway, Chilcompton Radstock, BA3 4JW

**Guide Price £850,000 Freehold**

## Key Features

- Residential development site with full planning, subject to conditions along with a live planning application for a phase 2
- Full planning consent for seven quality new build detached homes
- Full Planning application for seven units reference number: 2018/3008/FUL.
- Proposed planning application for a further six units reference number :2022/0861/OUT.

## Description

We are delighted to be able to offer this residential development opportunity in the village of Chilcompton. The site currently comprises of a large house with swimming pool building to the rear, Stable block, paddock and training school. Part of the site has achieved full planning for a scheme for seven detached houses this area will be situated over the main access point, house, swimming pool area and some of the stable block.

An additional application has been submitted for a further six dwellings which will be over the Paddock, Training School and the remainder of the stables. This application is still ongoing.

Generally, the whole site has a slope from the paddock back down to the road. The property is vacant, but the stable block is still in use.

## Agents Note

The property is being sold on behalf of Joint Fixed Charge Receivers. Therefore, historic information regarding the sites management and ownership is limited. All information regarding the planning applications is downloadable via the planning portal. The whole site equates to 2.45 acres (0.98 Hectares). In addition, there is a 0.5 metre ransom strip surrounding the whole site (Title WS58807) which is included in the sale.

## Location

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, churches, recreation ground together with the Redan Inn, which in recent years has won several awards.

Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. Chilcompton has a primary school which currently has an 'outstanding' Ofsted rating. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

## 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.



**Vacant Property**



**Paddock**



**Part of Stable Block**



**Planning**

Full planning with conditions was approved for the first phase of seven dwellings on 5 April 2019. Condition 1 (time limit) on permission 2018/3008/FUL has been complied with, therefore locking in the planning consent. The second phase (proposed 6 units) is still awaiting a decision. Interested parties must satisfy their own planning investigations.

**Plot Details for phase one with full planning**

UNIT	Beds	Approx sq ft
Plot 1	3 bedrooms	1119
Plot 2	4 bedrooms	1593
Plot 3	5 bedrooms	1636
Plot 4	3 bedrooms	1119
Plot 5	3 bedrooms	1119
Plot 6	3 bedrooms	1109
Plot 7	4 bedrooms	1862
	Total sq ft	9,557

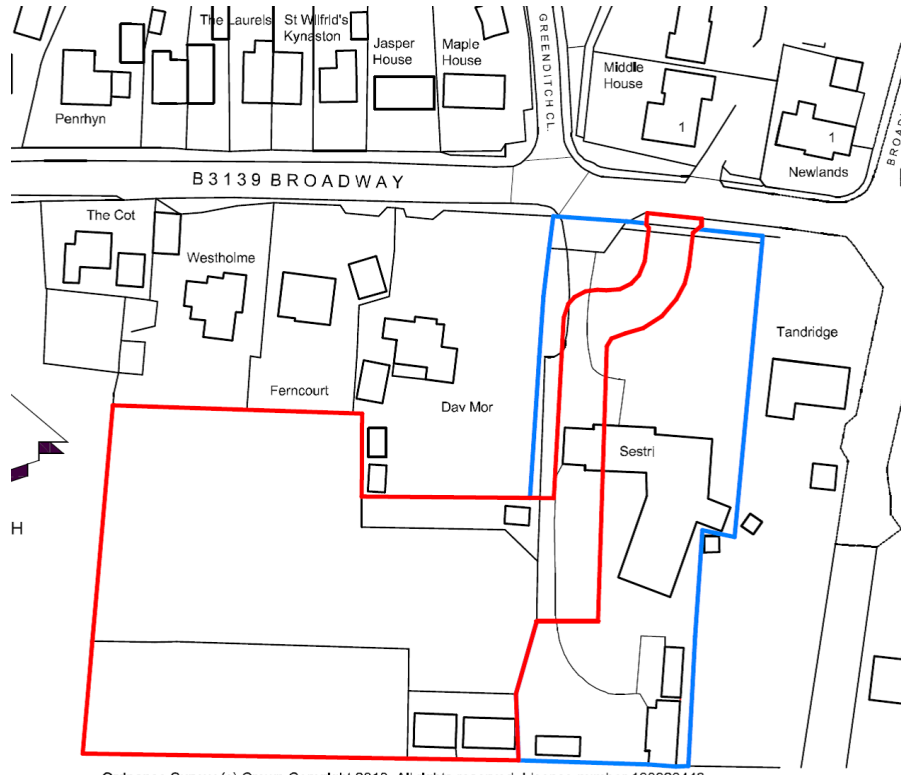
Cooper and Tanner Midsomer Norton residential branch office (01767 411010) will be well placed to comment upon the local market and provide guidance on potential completed development sales prices. Interested parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

**Method of Sale**

The property is being sold on behalf of Joint Fixed Charge Receivers on a private treaty basis, subject to contract. Please note that the Receivers reserve the right not to accept the highest, or indeed any offer.

**Tenure**

Freehold. Vacant possession upon completion.



Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100020449

**Location Plan 1:1250**

**SITE LOCATION PLAN**

Area delineated in Blue Full Planning consent for 7 detached dwellings – planning reference: 2018/3008/FUL

Area delineated in Red Planning application submitted for a further 6 dwellings – planning reference



**Road Links**

- B3356, A367
- A37/A39



**Train Links**

- Frome Station (approx. 8.7 miles)

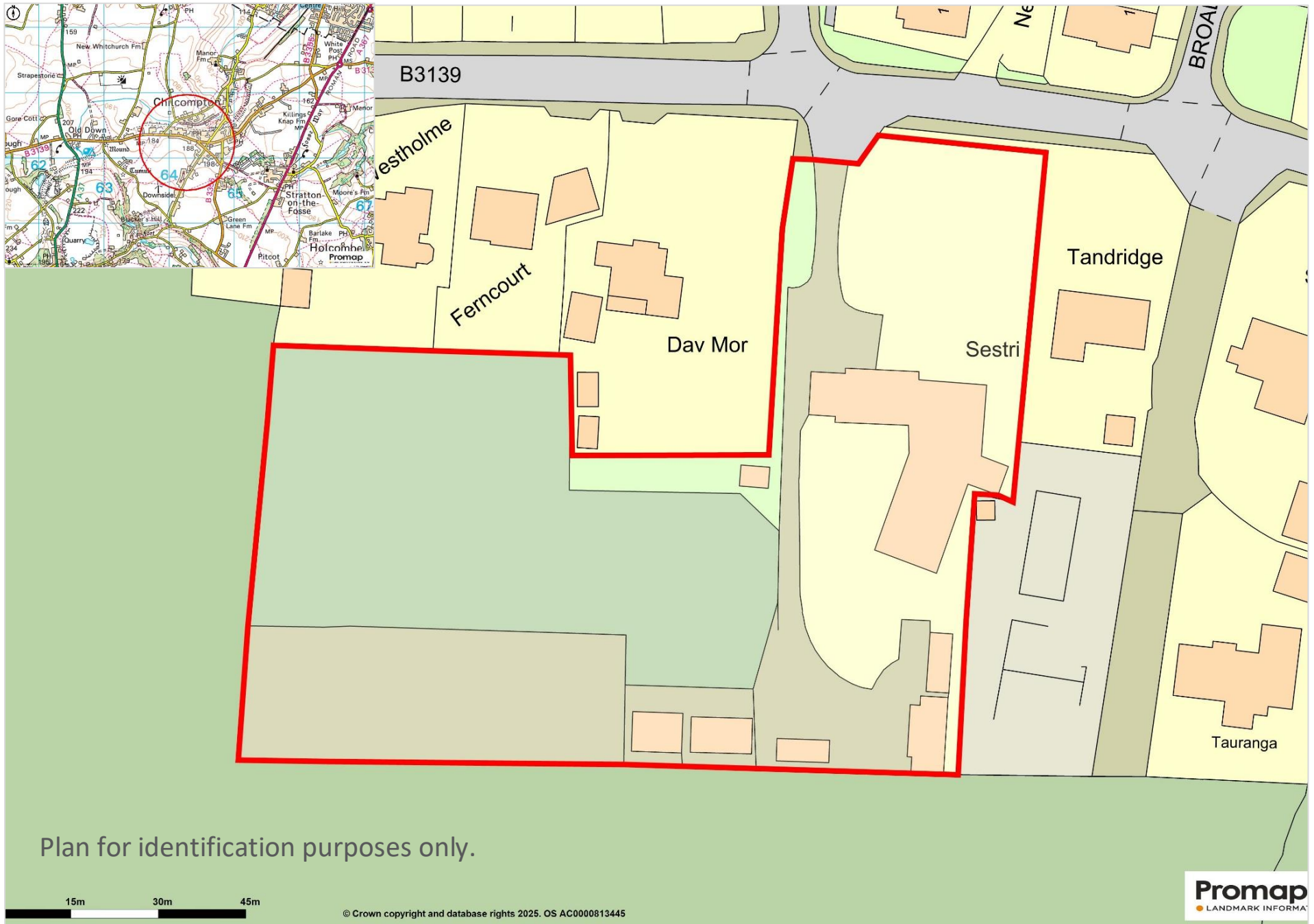


**Nearest Schools**

- St Vigor & St John Church School (approx. 0.1 miles)
- Downside School approx. 0.6 miles
- Norton Primary School (approx. 1.2 miles)
- Longvernal Primary School (1.6 Miles)

**Local Council** – Somerset Council (Mendip East)

**Services** – prospective purchasers must satisfy themselves as to the location and capacity of any services



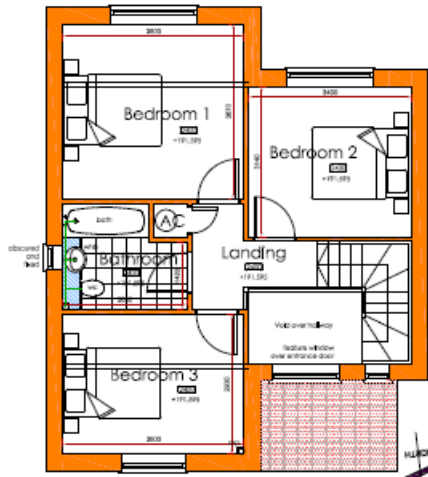
Plan for identification purposes only.

15m 30m 45m

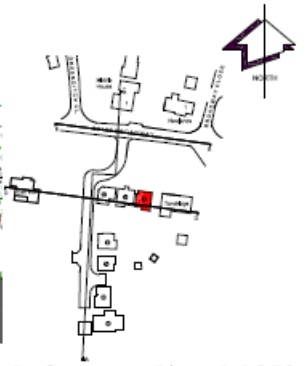
© Crown copyright and database rights 2025. OS AC0000813445

**Promap**  
LANDMARK INFORMA

# Proposed Floor Plans and Elevations for plots 1, 2 and 3



- NOTES
1. Repairs to be not completed for areas noted for other plot(s) on the drawings. All areas to be shown on the drawings to be completed.
  2. Any discrepancies are to be resolved to the architect.
  3. The drawings are correct.

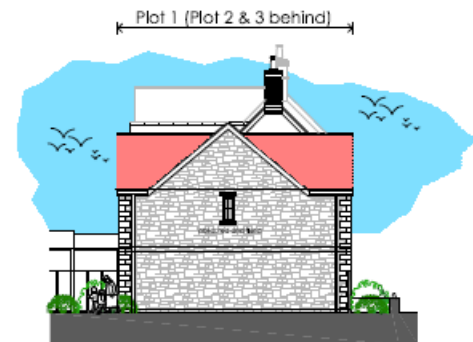
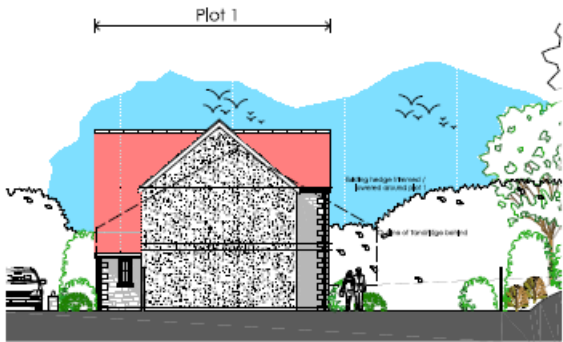
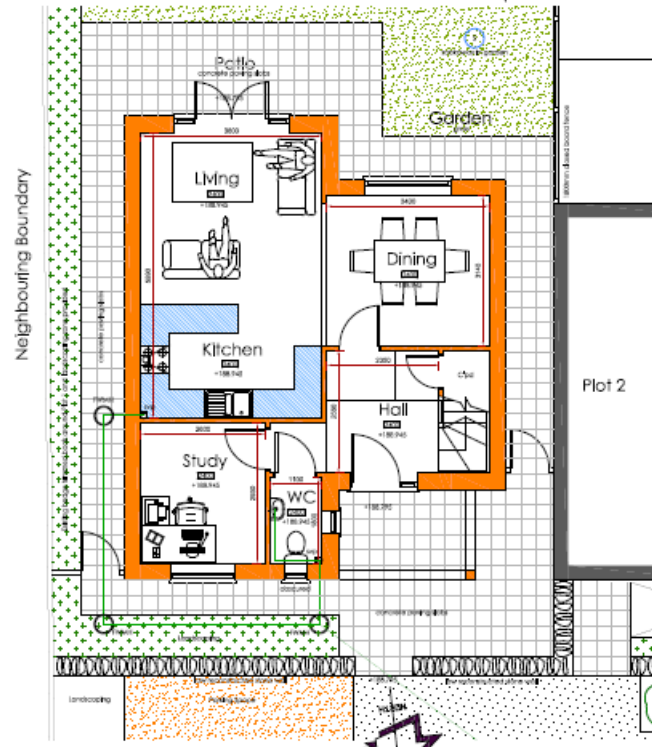


First Floor Plan 1:50

North Elevation Plot 1, 2 & 3 1:100

Reference Plan 1:1250

- Materials
- Roof - Concrete double gableton profile roof tiles
  - Walls - Redstone Fenwick dressed reconstructed stone with reconstructed stone quoins & cream render
  - Windows / Doors - Dark grey UPVC casement windows with narrow stone cills
  - Rainwater Goods - Black UPVC gutters and downpipes



- Revision d: April 17 - scheme amended to PO comments - RSR  
 Revision c: February 17 - note amended - RSR  
 Revision b: January 17 - Revised scheme - RSR

**Dela Valle architects**

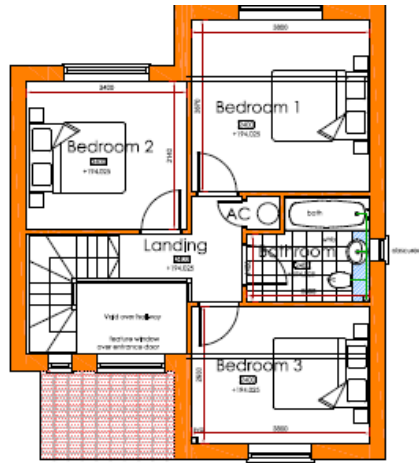
Laurel Way • Chalfont St Giles • Stratford-on-Avon • Warwickshire CV35 9EF  
 T: 01799 330072 • E: [info@dela-valle.co.uk](mailto:info@dela-valle.co.uk)  
 Chartered Architect • Designer • Project Manager

- Client - Flower & Hayes Ltd
- Job - Proposed Residential Development at Sestri, Broadway, Chicompton.
- File - Proposed Plans and Elevations - Plot 1 & Plots 1, 2 & 3 Elevation
- Scale - 1:50, 1:100 & 1:1250 @A1
- Date - March 2014
- Drawn - RSR

Dwg No - F1171/110c



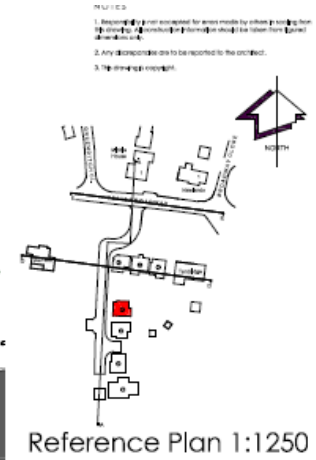
# Proposed Floor Plans and Elevations for plots 4 and 5



First Floor Plan 1:50

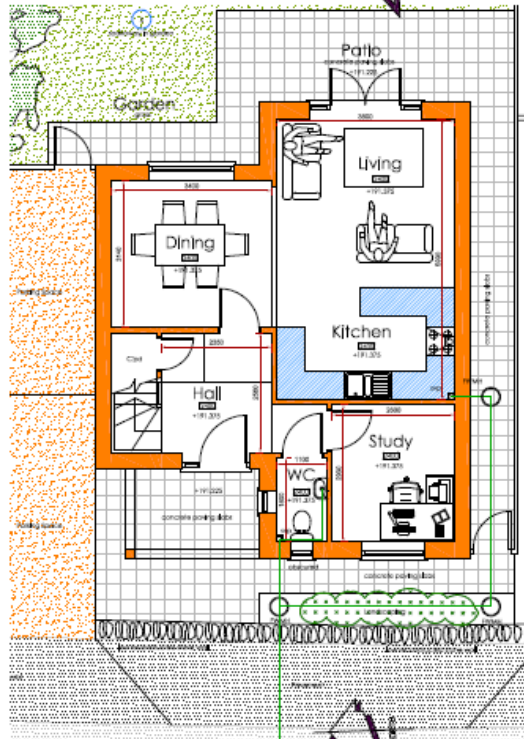


Plots 4 & 5 West Street Elevation 1:100

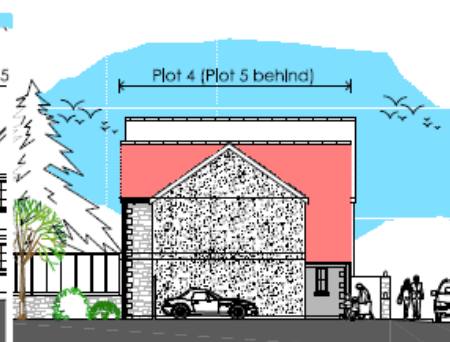
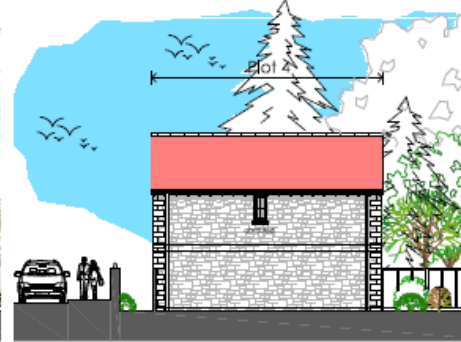
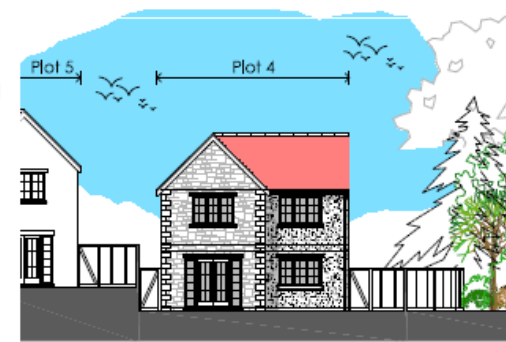


- NOTES
1. Proposed floor levels are for levels only for when ground level is at 100.00m. All levels are to be confirmed by the contractor.
  2. Any dimensions are to be reported to the architect.
  3. No drawings are to be made.

- Materials
- Roof - Concrete double roman profiled roof tiles
  - Walls - Brindstone Penning classed reconstructed stone with reconstructed stone quoils & corner render
  - Windows / Doors - Dark grey UPVC casement windows with recon stone cills
  - Rainwater Goods - Black UPVC gutters and downpipes



Ground Floor Plan 1:50



Revision d: April 17 - scheme amended to PD comments - RSR  
 Revision c: February 17 - note amended - RSR  
 Revision b: January 17 - Revised scheme - RSR

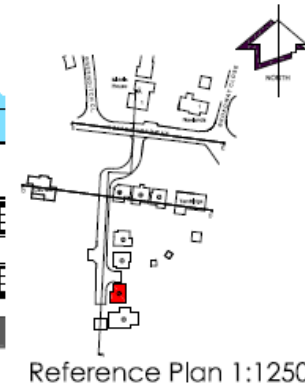
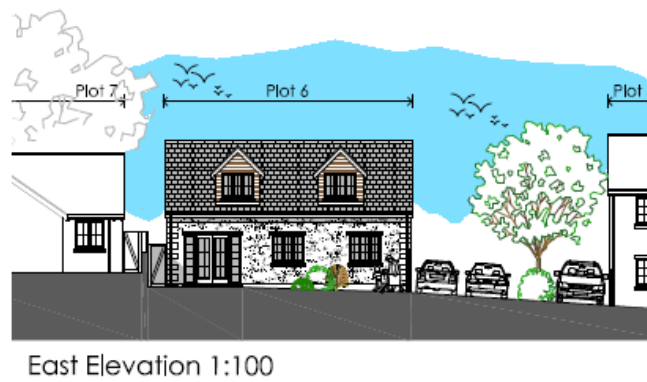
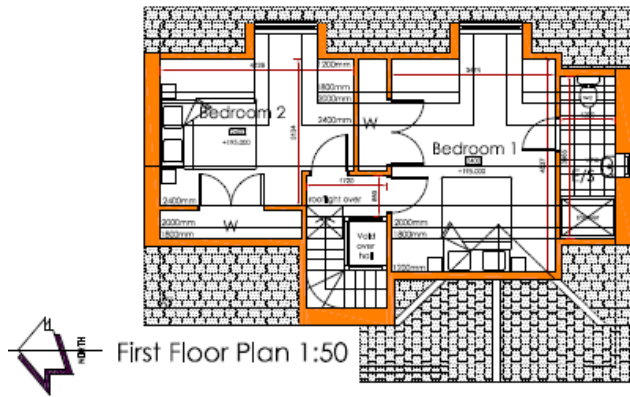
**Dela Valle architects**

Logo View • Chilton House • Shepton Mallet • SA4 5GE  
 T 01749 335072 • E mail@dela vallearchitects.co.uk  
 Chartered Architect • Designer • Project Manager

Client • Flower & Hayes Ltd  
 Job • Proposed Residential Development at Sestil, Broadway, Chicompton,  
 Wilt  
 Title • Proposed Plans, Elevations - Plot 4 & Plot 4 and 5 Street Elevation  
 Scale • 1:50, 1:100 & 1:1250 @A1  
 Date • March 2014  
 Drawn • RSR

Dwg no • F1171/113d

# Proposed Floor Plans and Elevations for plot 6



**NOTES**

1. Section 4.4 not accepted for work made by client on 11/10/2014. All construction information must be taken from the approved drawings.
2. Any discrepancies are to be reported to the architect.
3. See drawing 4.00/01.

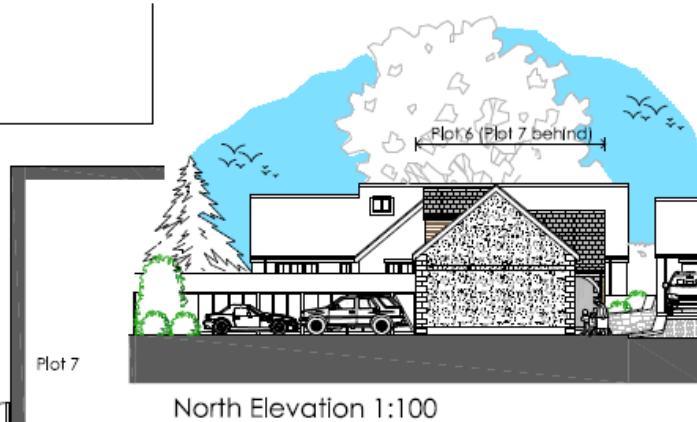
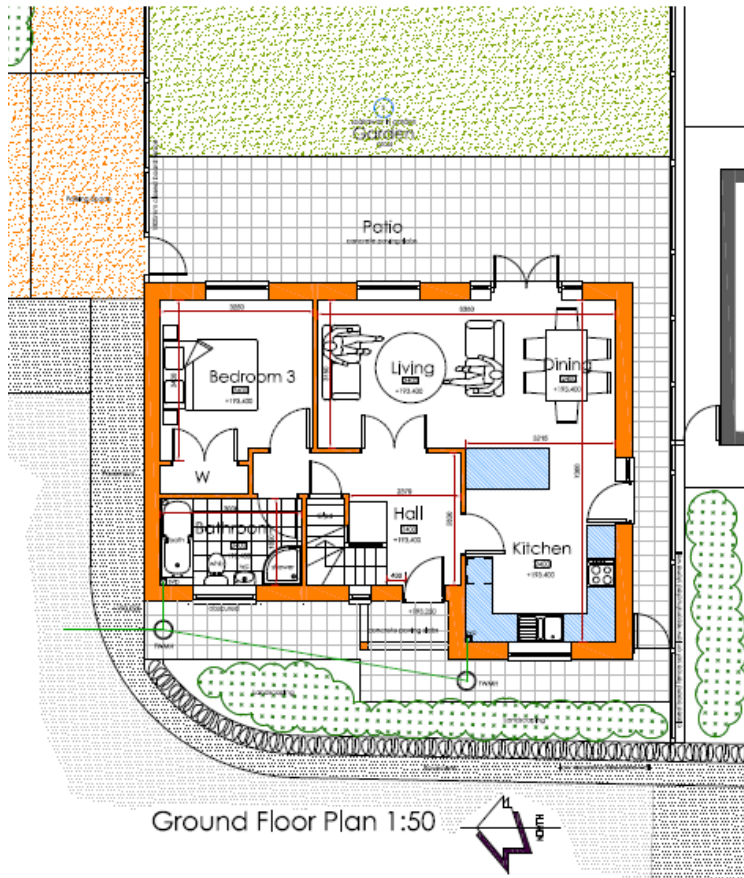
**Materials**

Roof - Concrete Ag 1 Stone/41 grey roof tiles

Walls - Brackstone Penryn dressed reconstructed stone with reconstructed stone quoins & cream render

Windows / Doors - Dark grey UPVC casement windows with recon stone sills

Rainwater Goods - Black down gutters and downpipes.



Revision d - April 17 - scheme amended to PO comments - RSR  
 Revision c - February 17 - Note changed - RSR  
 Revision b - January 17 - Revised scheme - RSR  
 Revision a - 24.11.14 - JSE Plot 5 & 6 amended and plot 7 removed.

**Della Valle architects**

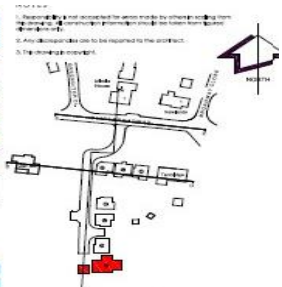
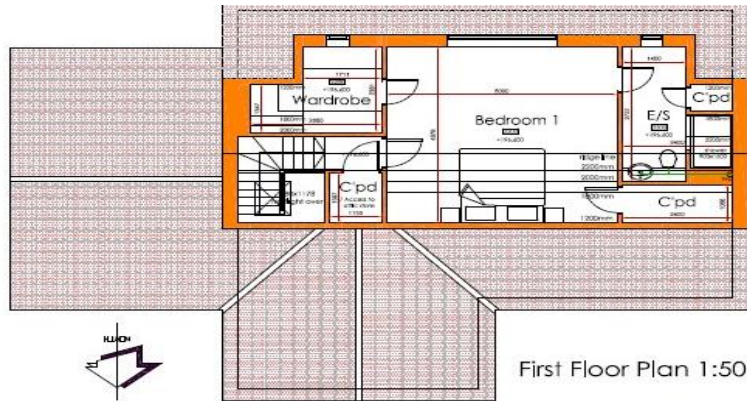
Lisa Viles • Creative Director • Director of Design • BA (Hons)  
 T 01749 335672 • E [info@dellavallearchitects.com](mailto:info@dellavallearchitects.com)  
 Chartered Architect • Designer • Project Manager

Client • Flower & Hayes Ltd  
 Job • Proposed Residential Development of Seafit, Broadway, Chiltoncompton.  
 Title • Proposed Plans and Elevations - Plot 6  
 Scale • 1:50, 1:100 & 1:1250 @A1  
 Date • March 2014  
 Drawn • RSR

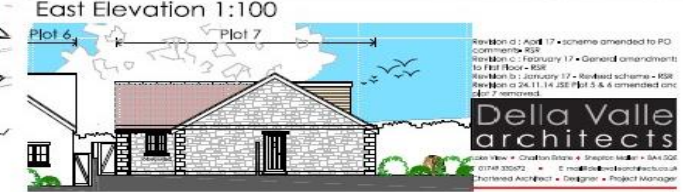
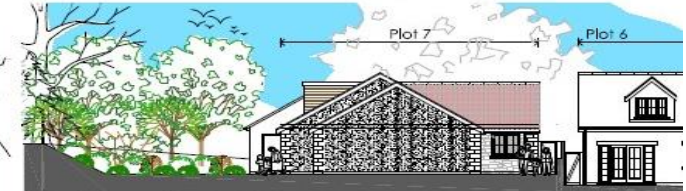
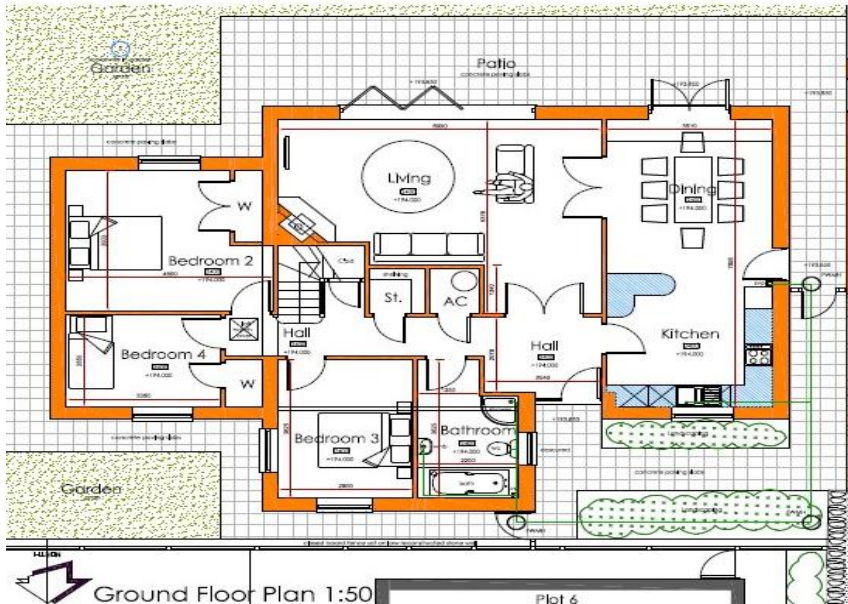
Dwg No • F1171/115d



# Proposed Floor Plans and Elevations for plot 7



- Materials**
- Roof - Concrete double roman pitched
  - Walls - Bricksome Flange dressed reconstructed stone with reconstructed stone quoins, horizontal banding & cream render
  - Windows / Doors - Dark grey UPVC composite double & triple doors
  - Roofwater Goods - Black olive gutters and downpipes



Revision d: 1 April 17 - scheme amended to PD comments  
 Revision c: February 17 - General amendments to 1st floor - RSR  
 Revision b: 1 January 17 - Revised scheme - RSR  
 Revision a: 26.11.16 - 2nd Plot 5 & 4 removed, Plot 7 removed

**Della Valle architects**  
 Della Valle - Creative Skills - Greater Value - Best Cost  
 01746 30092 • 12 High Street, London, SE18 6LH  
 Director Architect • Designer • Project Manager

Client - Flower & Hayes Ltd  
 Job - Proposed Residential Development of South Broadway, Chilcompton,  
 Proposed Plans and Elevations Plot 7  
 Scale - 1:50, 1:100, & 1:1250  
 Date - March 2014  
 Drawn - RSR  
 Draw No. - F1171/116d



DEVELOPMENT DEPARTMENT  
 Telephone: 01373 455060  
 Mobile: 07718 059071 (Darren Woodyer)  
[development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)  
[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)



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.