



Residential Development with Outline planning for one detached dwelling  
Land adjacent to Millway House, Lydford on Fosse TA11 7BX £165,000 Freehold

COOPER  
AND  
TANNER



# Land adjacent to Millway House Lydford on Fosse Somerton TA11 7BX

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## Key Features

- Good sized single plot (0.24 Acres/0.1 Hectares)
- Outline Planning Permission for one dwelling with details of access to be considered
- Mendip Planning application ref: 2020/1602/OTS
- Good transport links to Shepton Mallet, Castle Cary and the A303

## Description

We are delighted to be able to offer an exciting development opportunity with outline planning for a detached dwelling in the village of West Lydford, Lydford on Fosse.

Located off the main road opposite the petrol station the site is approached over a shared access with complete rights of way. This is indicated on the boundary map in blue with hatched lines on page 3.

The topography of the land is level and there is a woodshed situated in one corner.

Cooper and Tanner Castle Cary residential office (01963 350327) 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.

## Planning

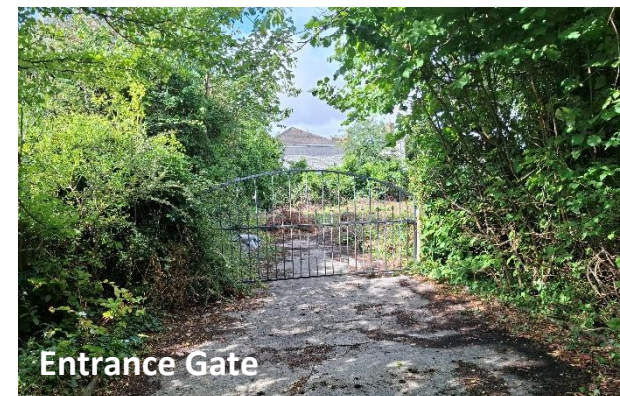
Planning was approved on 19th June 2025, further details regarding the planning consent are available from the selling agent or can be found via the Somerset Council website (Mendip East) using planning reference 2020/1602/OTS. Interested parties must satisfy their own planning investigations.

## Location

The village of West Lydford enjoys not only its picturesque countryside surroundings, but wonderful convenience due to its proximity to major transport links. Perfectly situated between Street, Glastonbury, Castle Cary, Somerton, Yeovil and Shepton Mallet, local amenities within close proximity include the Cross Keys Inn serving excellent food, and a petrol station with a significant convenience store. A broader range of everyday amenities can be found in all of the surrounding towns. The A37 is easily accessible from the village, facilitating road travel to Bristol and Bath to the North and joining the A303 to the south, less than five miles away. The M5 can be joined at Taunton (J25) or Bridgwater (J23). A mainline rail station at Castle Cary is just five miles away and offers regular services to London (Paddington), Bristol and Bath. The area has a variety of state and independent schools including Millfield at Street, Bruton/Kings, Hazelgrove at Sparkford and Sherborne Schools all within easy reach.

## Viewings

Strictly by prior appointment with Cooper and Tanner.  
**Tel. 01373 455060.** Please note this is an area of bare land and suitable precautions and care should be taken during viewings.





#### Local Council

Somerset East Council (Mendip)

#### Services

New mains water and electric supply required and private drainage system. Prospective purchasers must satisfy themselves as to the location and capacity of any services.

#### Tenure

Freehold. Vacant possession upon completion.

#### Method of Sale and CIL Payment

Private Treaty - We are not aware of any CIL payment, but it will be the responsibility of the purchaser to satisfy themselves of this potential requirement.



#### Road Links

- A37
- A372/A303/M5



#### Train Links

- Castle Cary Station (approx. 4.4 miles)



#### Nearest Schools

- Keinton Mandeville Primary School
- Lovington CofE Primary School
- Baltonsborough C of E Voluntary
- Charlton Mackrell C of E Primary School



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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.