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# LAND AT CASTLEBROOK

Compton Dundon ■ Somerton ■ Somerset ■ TA11 6NY



Aerial Photograph (taken from the south-east)





# Land at Castlebrook

## Compton Dundon, Somerton, Somerset TA11 6NY

*Residential development site, with Outline Planning Permission and Reserved Matters Approval, for 5no. dwellings (all open market).*

*The site presents an excellent development opportunity on the edge of the sought after village of Compton Dundon.*



*The site extends, in total, to approximately 0.5-hecatres (1.2-acres).*

For further information please contact: -

### **Development Land & Planning Department**

Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH



**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)

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## LOCATION

The popular village of Compton Dundon benefits from being surrounded by picturesque Somerset countryside. The village has an array of amenities (including but not limited to): a village hall, a primary school, a post office, a village pub, a cricket club and St Andrew's Church.

The nearby town of Street provides an excellent range of shopping facilities as well as Crispin Secondary School, Strode Sixth Form College, Millfield School, a theatre and various pubs and restaurants.

Somerton, approximately 5.6-kilometres (3.5-miles) to the north, offers additional facilities (including but not limited to): King Ina C of E School, Boots pharmacy and three public houses (the Globe, The Cranbrook Inn and the Royal Oak).

## COMMUNICATIONS

**Road** - The A303 is located 11.3-kilometres (7-miles) to the south, and easy access to the M5 motorway at junctions 23 and 24 offer access north to Bristol 56.3-kilometres (35-miles) and south to Taunton 33.8-kilometres (21-miles) and Exeter 94.9-kilometres (59-miles).

**Rail** - Taunton railway station is approximately 33.8-kilometres (5.4-miles) to the north. It provides mainline services to Cardiff Central, Bristol Temple Meads and London Paddington.

**Air** - Bristol International Airport is approximately 45.2-kilometres (28.1-miles) to the north, via the A39. It has scheduled and chartered flights to a range of national and international destinations.

## SITE

The site is situated on the edge of the village, in a prominent position, within walking distance of local amenities. It is located 4.8-kilometres (3-miles) south of Street, 19.3-kilometres (12-miles) north of Yeovil and 22.5-kilometres (14-miles) east of Bridgwater.

The site, extends, in total, to approximately 0.5-hectares (1.2-acres).

The site adjoins existing residential dwellings to the north and open green pasture to both the south and west, with superb far reaching views of Dundon Beacon and Combe Hill Woods.

## OUTLINE PLANNING APPLICATION

South Somerset District Council (SSDC) granted outline planning permission (OPP) (application number: 19/02148/OUT) for the development of 5no. residential dwellings (all open market), dated 11<sup>th</sup> March 2020. The permission was with some matters reserved, except access, layout and landscaping.

The decision notice and associated documents are contained within the information pack.

Aerial Photograph (taken from the south-east)



Aerial Photograph (taken from the east)





RESERVED MATTERS APPROVAL

Reserved matters approval (RMA) was granted by Somerset Council (SC) (application number: 20/02644/REM), dated 22<sup>nd</sup> February 2024. This is subject to 8no. conditions.

The decision notice and associated documents are contained within the information pack.

PHOSPHATES

The landowner had bought and paid for phosphate credits to offset the proposed development (via Entrade). The site therefore comes with an Allocation Certificate, as per condition 7 of the RMA.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 5no. dwellings (all open market). Access will be facilitated by a new junction joining the B3151, a fully adopted public highway in accordance with the approved drawings.

All the dwellings will benefit from substantial parking/turning space, with plots 3, 4 & 5 having garages.

Please see below table detailed plot size and Gross Internal Floor Area (GIFA):-

| Name   | Type  | GIFA                   |
|--------|-------|------------------------|
| Plot 1 | 2-bed | 75-sq.m. (807-sq.ft.)  |
| Plot 2 | 2-bed | 75-sq.m. (807-sq.ft.)  |
| Plot 3 | 4-bed | 157-sq.m.(1690-sq.ft.) |
| Plot 4 | 5-bed | 192-sq.m.(2067-sq.ft.) |
| Plot 5 | 5-bed | 239-sq.m.(2573sq.ft.)  |

SECTION 106 AGREEMENT

We understand that the threshold for Section 106 Agreement contributions or obligations has not been met by the scheme; therefore, there will not be any contributions or obligations due.

Illustrative Site Layout Plan



## COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable to Somerset Council (formerly South Somerset Council), in relation to new additional gross internal floor area (GIFA).

The index linked CIL rate for 2024 is £50.53-per sq. m. (£4.69-per sq. ft.).

## LOCAL AUTHORITY

Somerset Council  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT

T: (0300) 123 2224

W: [www.planningsouth@somerset.gov.uk](mailto:www.planningsouth@somerset.gov.uk)

## TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: WS27524.

## METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

## GUIDE PRICE

The guide price is in the **region of £600,000.**

Offers are invited on an unconditional basis.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

## SERVICES

All mains services are available near or on the plot. All interested parties should make their own enquiries with the Statutory Utility Providers.

## ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/mhkrjsajs7srux95hhfli/h?rlkey=exx4dj0b8k9yk3l4axkdw3dn&dl=0>

<https://youtu.be/cjNSF4w1ly4?feature=shared>

## Elevations —Plot 5

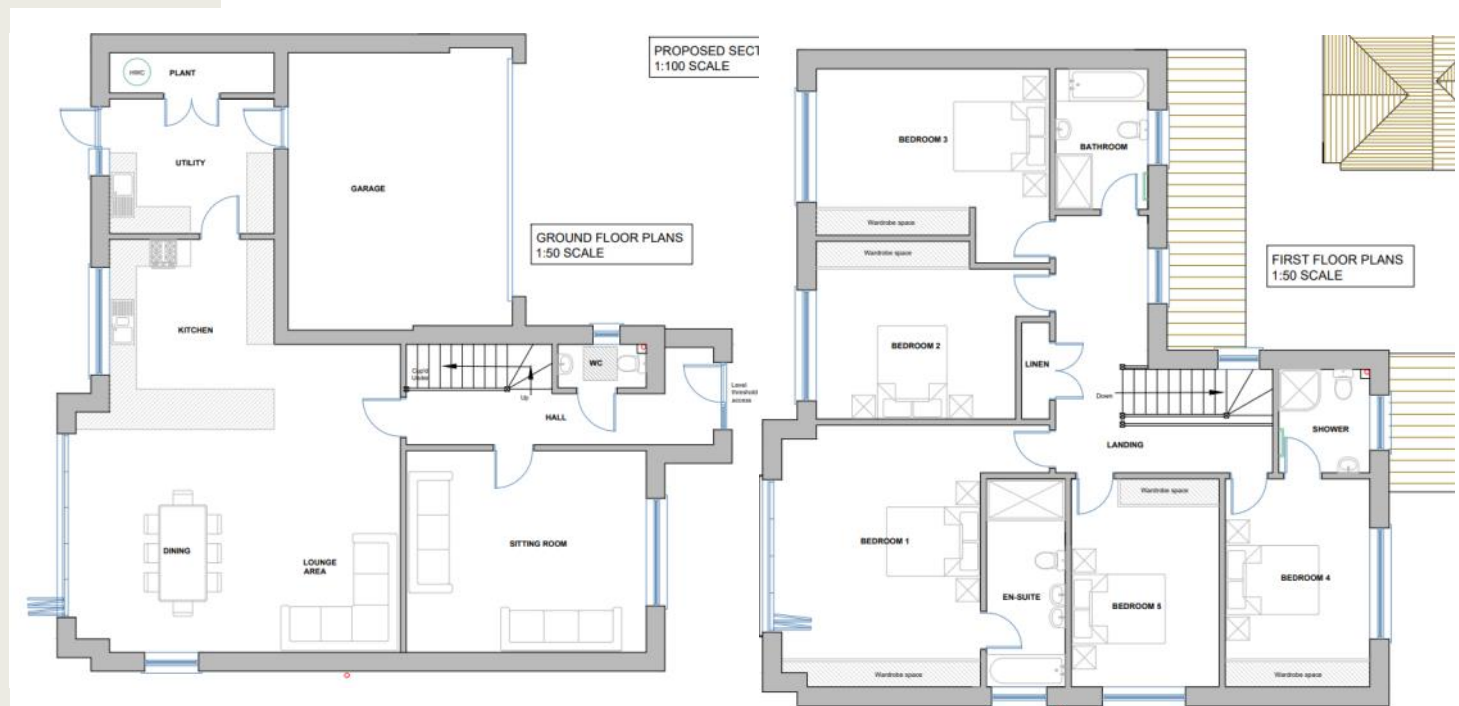


WEST ELEVATION  
1:100 SCALE



SOUTH ELEVATION  
1:100 SCALE

## Floor Plans—Plot 5





## VIEWINGS

All viewings are strictly by appointment.

## HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

## DIRECTIONS

Sat Nav: **TA11 6NY**

what3words: **gently.ignore.played**

From Taunton continue on the A38 out of Taunton through Bathpool, go through 5 roundabouts staying on the A38, bear right onto the A361 Glastonbury Road.

Stay on the A361 through Burrowbridge and Othery. Turn right onto the A39 Bath Road, then immediately turn right onto Berhill/Cockrod. Turn right onto the B3151.

Continue through the village of Compton Dundon. The site will be located on the right hand side once you have passed through the village.

The site will be identified by a Greenslade Taylor Hunt signboard.

## PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: [landplanning.taunton@gth.net](mailto:landplanning.taunton@gth.net).

Our Planning Service brochure is available via the link, set out below:-

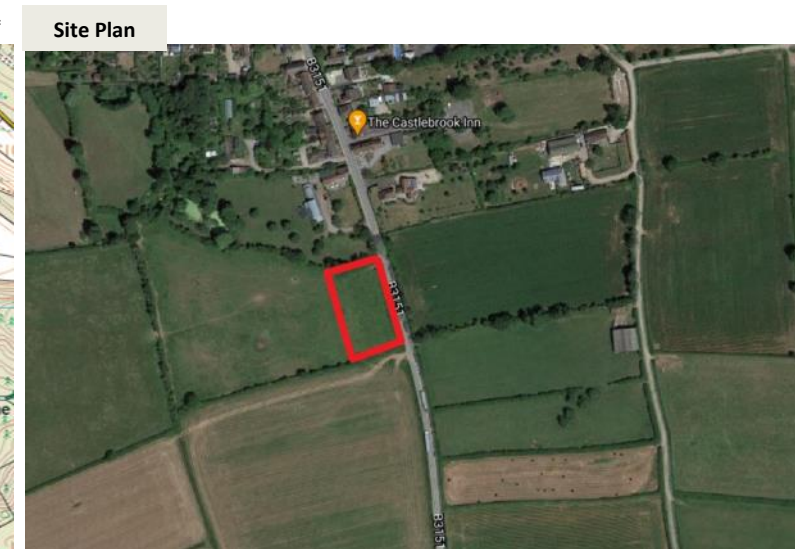
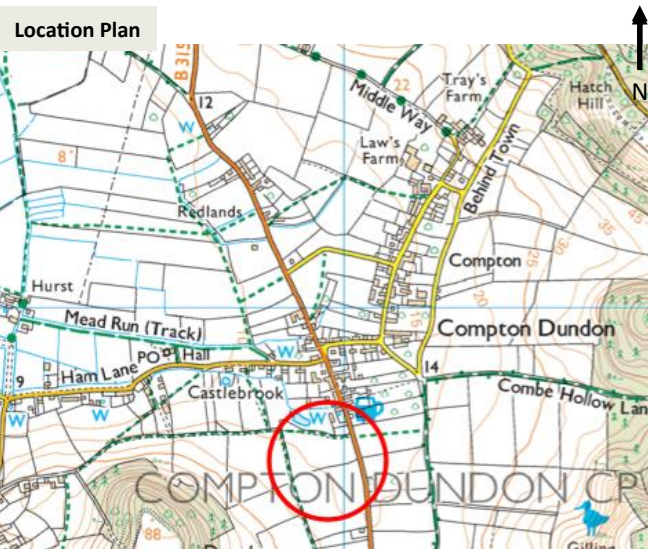
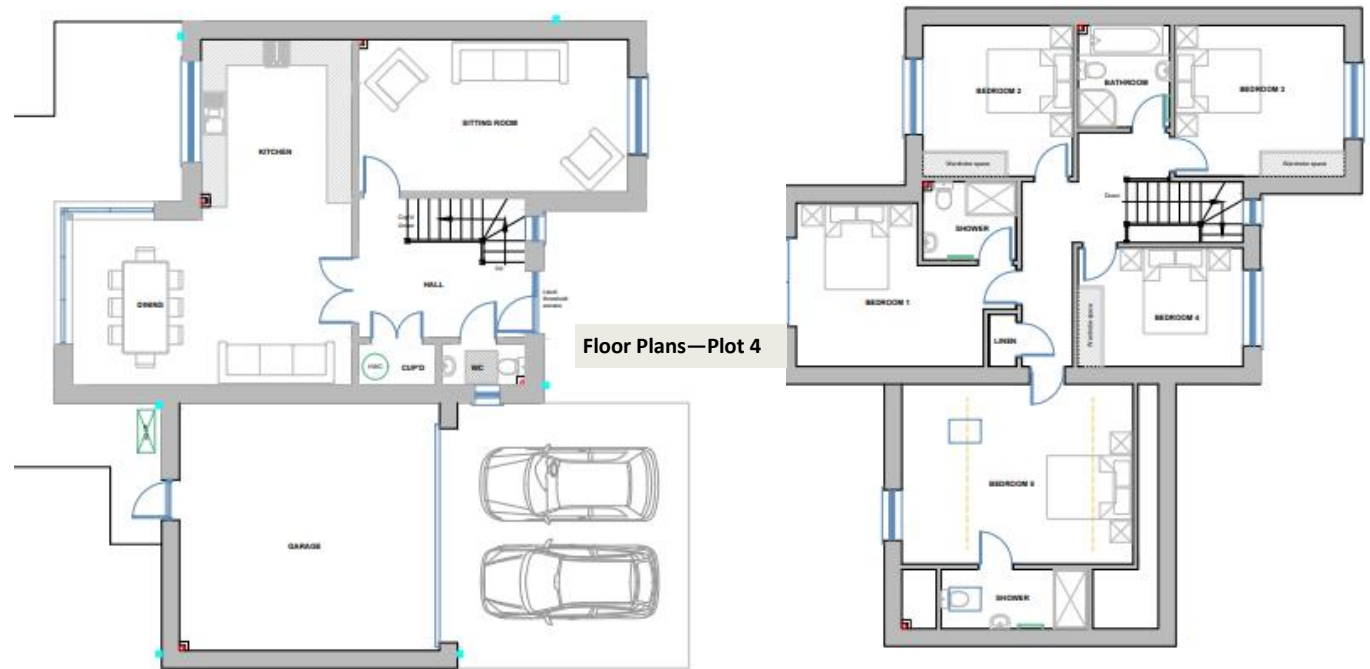
[GTH Planning Services](#)

## NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department's telephone number is: (01823) 219950 and its email address is: [owen.setter@gth.net](mailto:owen.setter@gth.net).

Our New Homes Service brochure is available via the link, set out below:-

[New Homes with GTH](#)



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