

Land at Bunford Hollow

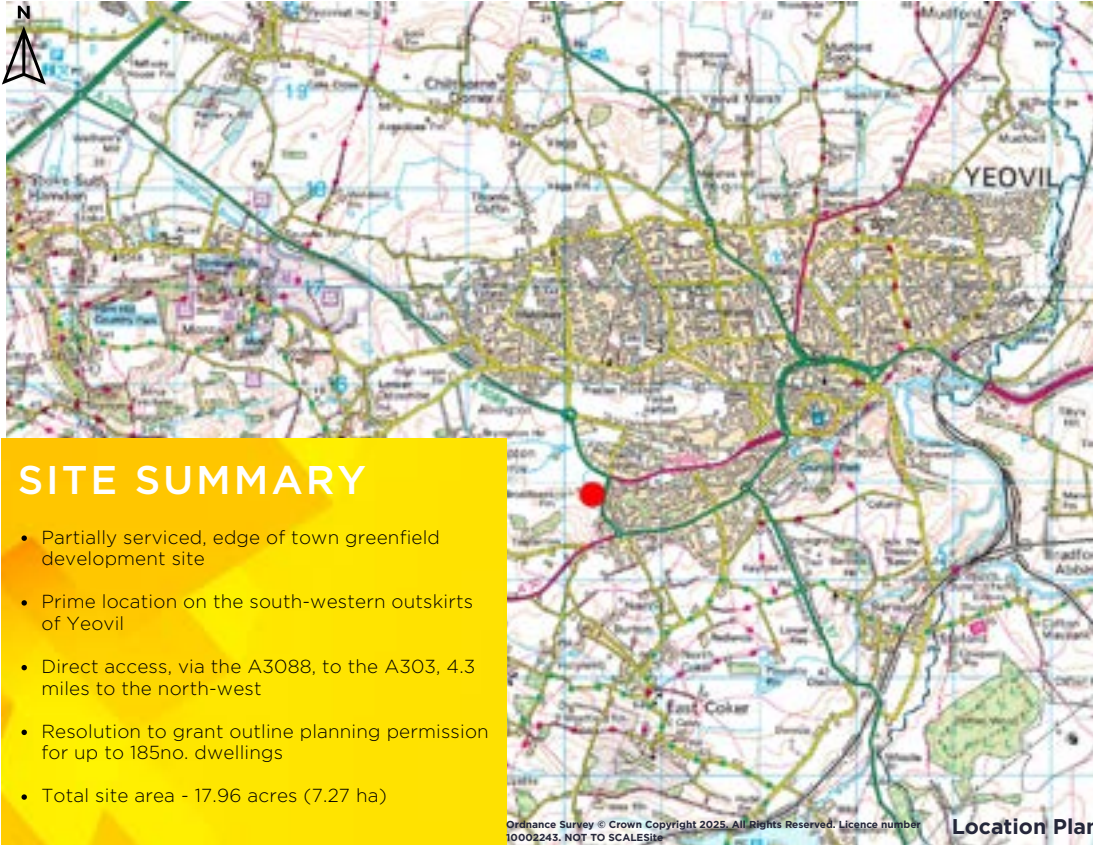
YEOVIL, SOMERSET

Prime greenfield residential development opportunity with resolution to grant outline planning permission for up to 185no. dwellings



Site boundary for indicative purposes only





SITE SUMMARY

- Partially serviced, edge of town greenfield development site
- Prime location on the south-western outskirts of Yeovil
- Direct access, via the A3088, to the A303, 4.3 miles to the north-west
- Resolution to grant outline planning permission for up to 185no. dwellings
- Total site area - 17.96 acres (7.27 ha)

SITE AND LOCATION

The extent of the land for sale is edged red on the site plan opposite and extends to approximately 17.96 acres (7.27 ha). It is proposed that the whole site, excluding the black hatched land, will be transferred on completion of the access and infrastructure works to an agreed specification. The black hatched land will subsequently be transferred once the access and infrastructure works have been fully completed and adopted.

The site is situated on the south-western outskirts of Yeovil and falls within Flood Zone 1. It comprises two irregularly shaped fields and is currently in agricultural use. The land slopes gently from south to north and is bounded by agricultural land to the west and Watercombe Lane to the east. The recently completed Bunford Heights development (Tilia Homes) is situated immediately to the south. The northern boundary abuts Bunford Park, which has an implemented planning permission for B1 and industrial use (see link for further information about this opportunity [Bunford Park](#)). The immediately adjoining land to the north is subject to a full planning application for a David Lloyd club, which will share an access off Watercombe Lane with the subject site (planning reference: 24/O2085/FUL).

YEOVIL

Yeovil is a vibrant and historic town located in the heart of Somerset, 27 miles south-east of Taunton and 40 miles south of Bristol. The town provides a wide range of local services and amenities including a college, a hospital and a shopping centre. It also benefits from a thriving commercial base, which includes the town's largest employer, Leonardo Helicopters, together with, Screwfix's Head Office and a number of serviced office providers.

Yeovil benefits from excellent transport links, with a main line railway station providing direct services to London Waterloo. The site is situated 4.3 miles from the A303, which provides predominantly dual carriageway access to Exeter in the south-west and to London and the M25 to the north east.

Bristol Airport is located approximately 40 miles to the north and provides scheduled and chartered flights to a wide range of national and international destinations.



PLANNING

The site is subject to two separate outline planning applications, as set out below:

- 17/03320/OUT - for the erection of up to 100 dwellings, the formation of a new access onto Watercombe Lane, associated open space and landscaping (Phase 1).
- 23/02549/OUT - for the erection of up to 85 dwellings, associated public open space, landscaping, drainage and access (Phase 2).

Somerset Council resolved to approve both planning applications at the 22nd April 2025 planning committee, subject to the completion of a Section 106 Agreement for each application.

PLANNING OBLIGATIONS

Draft Section 106 Agreements have been prepared for each application, which will secure the various planning obligations referred to in the Officer’s Report to Committee and the heads of terms. The key details are summarised in the tables below:

Obligation	17/03320/OUT Phase 1	23/02549/OUT Phase 2
Provision of on-site affordable housing	15% of total number of dwellings 80% affordable rent 20% shared ownership	15% of total number of dwellings 80% affordable rent 20% shared ownership
Provision of on-site LEAP	500 sq m LEAP by occupation of 50% dwellings	380 sqm LEAP by occupation of 50% dwellings
Provision of on-site Youth Facility	112 sq m Youth Facility by occupation of 50% dwellings	95 sq m Youth Facility by occupation of 50% dwellings
Provision of Informal Open Space	0.59 ha	0.5 ha
Transport	Cycleway / footway links to existing highway	Cycleway / footway links to existing highway



View of site to north-west

Financial Contribution		17/03320/OUT Phase 1	23/02549/OUT Phase 2	TOTAL
Sport, Play, Strategic Facilities	Equipped play commuted sum	£49,028	£41,674	£90,702
	Youth Facility commuted sum	£6,162	£5,238	£11,400
	Playing Pitch contribution (off-site)	£39,453	£33,535	£72,988
	Playing Pitch commuted sum	£23,947	£20,355	£44,302
	Changing Rooms provision (off-site)	£72,118	£61,300	£133,418
	Changing Rooms commuted sum	£5,802	£4,931	£10,733
	Admin Fee	£30,000	£25,500	£55,500
Education	Early Years contribution	£211,880	£180,098	£391,978
NHS	NHS Contribution	£51,973	£43,992	£95,965
Travel Plan	Travel Plan fee	£2,000	£2,000	£4,000
	Green Travel Vouchers*	£17,500	£14,875	£32,375
	Safeguard Sum	£17,500	£11,875	£29,375
	Monitoring Fee	£4,800	£4,800	£9,600
Total		£532,163	£450,173	£982,336

* Travel Vouchers calculated using an average rate of £175 per dwelling. Actual figure will depend on final mix of unit types.

CIL

Charging of CIL in the former South Somerset district commenced on new developments that were granted planning permission from 3rd April 2017. The relevant rate to be applied to new chargeable floor space for planning permissions granted in 2025 are set out below:

- Residential development - £55.66 per square metre

Interested parties are requested to make their own enquiries with Somerset Council.

ACCESS

The development will share an access off Watercombe Lane with the proposed David Lloyd club on Bunford Park.

The Seller will construct the new junction and access road to serve Bunford Hollow and the David Lloyd club.

For the avoidance of doubt, the Buyer will be responsible for constructing the remainder of the estate roads on the site beyond the David Lloyd entrance.

Please note that the Buyer will be under an obligation to construct the remaining principal estate road through the site to an adoptable standard and to use reasonable endeavours to procure the adoption of the road. There will also be an obligation to provide a suitable access at all times for the benefit of Broadleaze Farm, situated to the west of the site.

INFRASTRUCTURE PROVISION

The Seller has already installed part of the surface water and foul drainage infrastructure that will service the subject site. Detailed drainage and services plans, which show the existing and proposed infrastructure that the seller will provide, are included in the Data Room.

The key points are summarised below:

- A Section 104 agreement is already in place for the foul drainage infrastructure to be provided on Bunford Park.
- The existing small attenuation pond on Bunford Park (which is under a S104 Agreement) will need to be enlarged and the hydro-brake altered to service part of the proposed residential development.
- The attenuation pond adjacent to the new junction and access road will be constructed by the Seller.
- The Seller has secured an on-site 11Kv power supply for the development. Bidders will be required to confirm their power requirements in support of their offer.



View of site to north-east

PHOSPHATE MITIGATION

Phase 1

The Seller has secured credits equivalent to 7.02 kg TP / year towards the required Phase 1 mitigation. In addition to the credits, the Buyer will be required to deliver and subsequently manage 0.255 ha of woodland, as per the Woodland Management Plan, to ensure nutrient neutrality. These measures allow the occupation of 100no. dwellings post April 2025.

Phase 2

The Seller has also secured credits equivalent to 3.59 kg TP / year, which satisfies the post-2030 liability for Phase 2. This quantum of credits enables 40no. dwellings on Phase 2 to be occupied pre-2030. Temporary credits would be required, should the Buyer seek to occupy all of the dwellings before 2030.

In summary, therefore, sufficient credits have been secured to enable the occupation of 140no. of the 185no. dwellings before 2030, subject to also delivering the Phase 1 planting, as set out above.

BNG

Given the date of the applications, there is no requirement to provide biodiversity net gain.

There is an obligation to undertake various planting and ecology mitigation on parts of the site which are outlined in the planning conditions, drawings and landscaping plan.

TENURE AND TITLE

The site includes the majority part of registered title number WS71544 and a small part of registered title number WS71546. The seller owns the freehold interest (title absolute) and copies of the registers and plans for both titles are included in the Data Room.

The registered title includes a restriction which secures the provision of a deed of covenant dated 14th January 2015 in favour of the original seller. In advance of completion, the Seller will discharge the restriction pursuant to the change of use to C3.

Land at Bunford Hollow

Yeovil, Somerset



Illustrative Masterplan. Not To Scale.

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OFFERS

Offers are invited for the freehold interest of the site, with completion being subject only to the following conditions:

- Grant of outline planning permissions, free from legal challenge.
- The Seller undertaking and completing the agreed infrastructure works.
- The deed of covenant in favour of the original seller being varied to enable delivery of the scheme.

VAT

The land has been opted to tax and therefore, VAT will be payable on the sale price at the rate prevailing at the time.

VIEWING

The site can be viewed from Watercombe Lane. Access to the land can be arranged, strictly by appointment with sole selling agent, Savills.

FURTHER INFORMATION

Access to the Data Room is available upon request and will include the following:

- Location and site plans
- Land Registry title documents
- Aerial photographs
- Planning applications and supporting plans and documents
- Technical reports
- Seller's access and infrastructure works
- Topographical survey
- Utility services search results
- Bid Submission Document

CONTACT

For further information please contact:

Nick Jones

Director
njones@savills.com
01392 455712
07812 965382

Rhiannon Wicks

Associate
rhiannon.wicks@savills.com
01392 455746
07807 999856

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