

DEVELOPMENT
LAND
FOR SALE



Vallis Park

VALLIS ROAD
FROME



Executive Summary

APPROXIMATELY 4.33-ACRE
(1.75 HECTARES) SITE WITH **PLANNING PERMISSION GRANTED** IN MARCH 2019
UNDER PLANNING REFERENCE 17/0722/FUL

THE PROPOSED SCHEME CONSISTS OF
64 DWELLINGS (48 HOUSES / 16 APARTMENTS)
AND ASSOCIATED **COMMERCIAL SPACE**

6.25% AFFORDABLE HOUSING EQUATING
TO 4 HOUSES

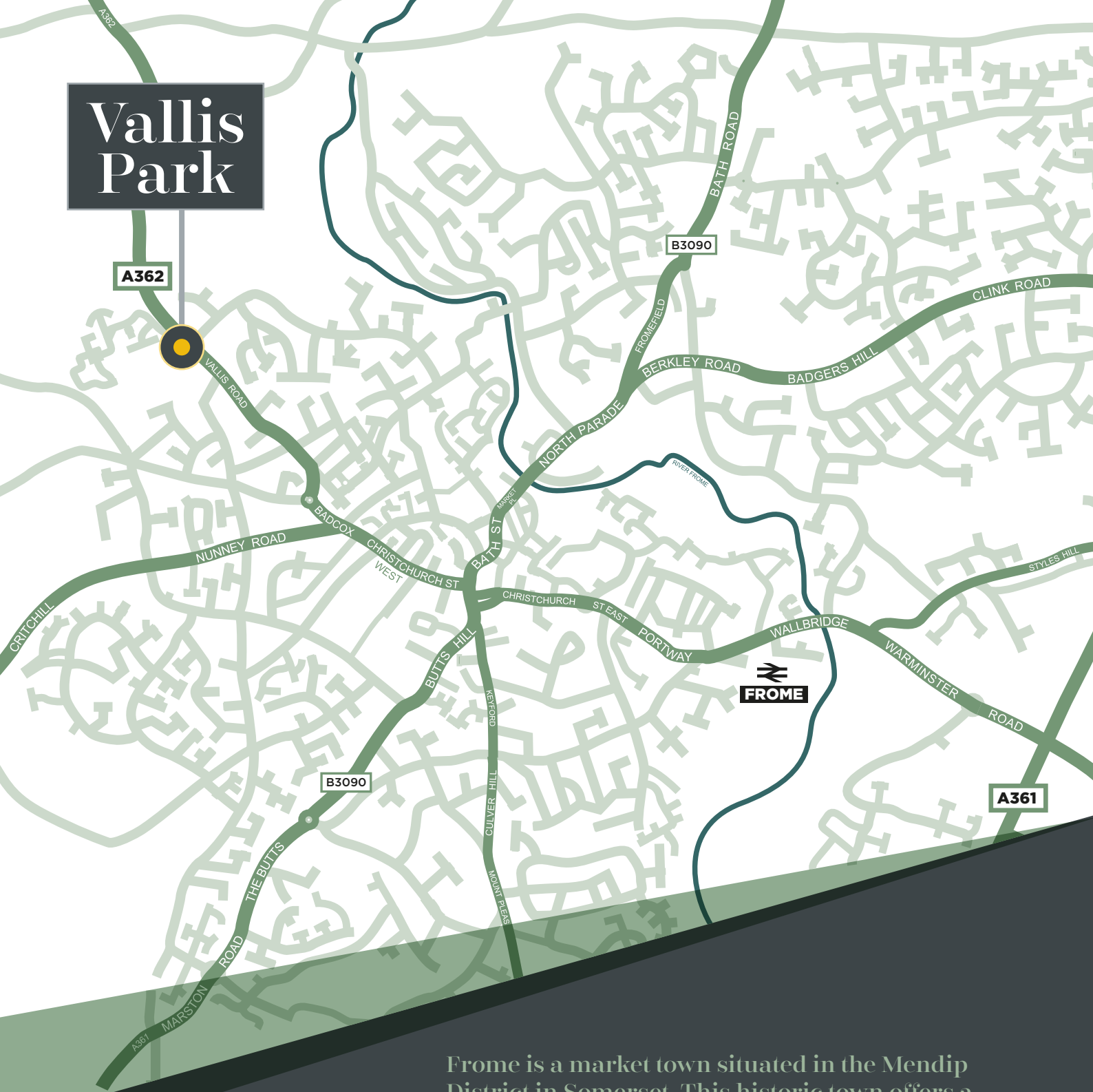
THE SITE IS LOCATED IN THE **MARKET TOWN OF FROME**, WITH EXCELLENT TRANSPORT LINKS TO BATH AND BRISTOL

FREEHOLD FOR SALE WITH VACANT POSSESSION

CLEARED SITE READY FOR CONSTRUCTION



Vallis Park



Frome is a market town situated in the Mendip District in Somerset. This historic town offers a range of shopping facilities, a sports centre, several cafés, a wide choice of pubs, junior, middle and senior schools, numerous theatres and a cinema.

The town is situated 13 miles south of Bath and 23 miles southeast of Bristol. The site is to the northwest of Frome Town Centre which is serviced by the A361 which leads to the A36 and connects Warminster, Salisbury, and Bath.

The site is located at the tip of the Mendip Hills and has views across the rolling hills of the Somerset countryside. Access to the site is via Wallington Way or a pedestrian route leading from Leaze Road. Frome Station is within walking distance and provides rail links to London Paddington, with average times of 1 hour and 38 minutes.

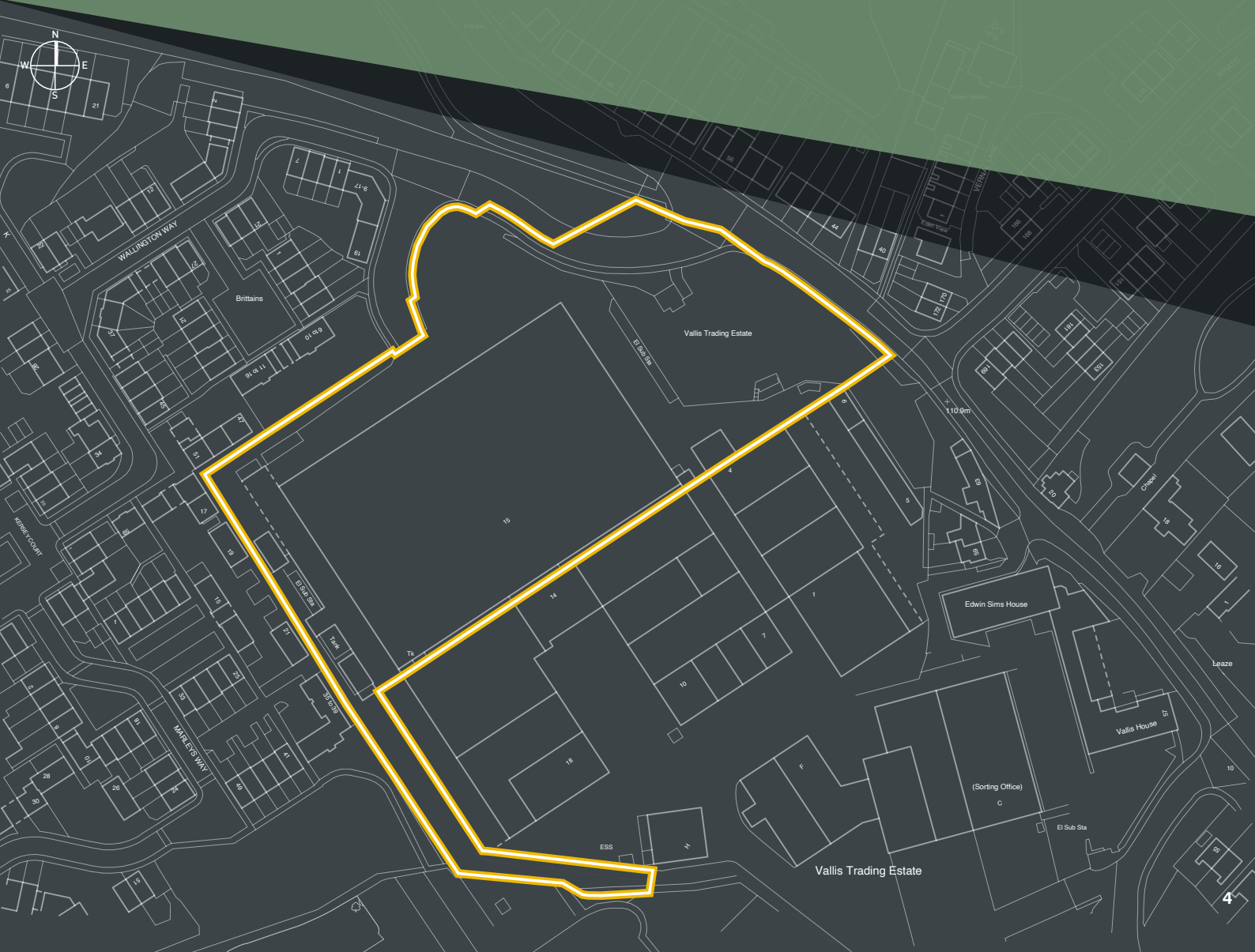
Location

Description

The site comprises approximately 4.33 acres (1.75 hectares) and is broadly rectangular in shape. Historically, the site was occupied as a factory that was constructed in 1963 measuring 80,000 sq ft, this factory was vacated in 2003 and demolished in 2015.

Originally, Vallis Road was a large industrial site occupied solely by Weston Vinyls Plc. However, in 1998 the southern part of the site, approximately 100,000 sq ft was sold to become the Vallis Road Trading Estate, which is now occupied by a number of local businesses. Four years later, a planning application was submitted, for residential development on the north-western part of the industrial site, this scheme constructed by Weston Vinyls and Redrow Homes was completed in 2003.

The site was granted detailed planning permission in March 2019 under planning ref: 17/0722/FUL. The cleared development site has remained vacant since its closure and the demolition of the buildings on site in Autumn 2015.



Planning 64 Unit Scheme

Planning was submitted in March 2017, granted in March 2019 under planning ref: 17/0722/FUL. The proposed mixed use development consists of 64 dwellings and B1 business space, parking, landscaping, open space and associated works. The scheme provides for a low level of affordable housing, being 4 dwellings (3x Social Rented, 1x Shared Ownership).

The Vendor has implemented the existing planning permission (ref. 2023/0274/CLE) following the discharge of pre commencement conditions (Conditions 11, 15, 16, 23, 24, 25, 30, 37) and confirmation of a lawful material start on site.

The proposed residential scheme is split accordingly;

BEDROOMS	UNITS	NIA SIZE (SQ FT)	MIX %
1 bed Apartment	4	543	6
2 bed Apartment	12	665	19
2 bed Coach Houses	3	767	3
3 bed House	17	1,017	27
4 bed House	28	1,365	44
TOTAL:	64	67,951	100

The commercial accommodation (Use Class E) comprises 426.9 sqm, proposed to be split into 8 small workshop/office units. The application also sees the addition of car parking, cycle parking, refuse storage, and amenity space.





The Vision





More Information

Further Information

Further information is available by way of datalink on request.

Method of Sale

The subject property is for sale via informal tender with a bid date to be announced by sole agent Colliers International in due course. The Vendor is not obliged to take the highest or any offer and reserves the right to change the sale format and request offers via private treaty.

Tenure & Vacant Possession

The property is available Freehold with vacant possession.

VAT

The property is not elected for VAT.

Identity Checks / AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Wayleaves, Easements & Rights of Way

The site, outlined in yellow within these particulars (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

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Colliers

Viewings

Viewings should be organised through sole agents Colliers by prior appointment only.

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