



Roadside Development Opportunity

Land to the side of the Highwayman Public House, Cannards Grave Road, Shepton Mallet, Somerset, BA4 4LY

Leasehold and Freehold Expressions of Interest Invited

savills

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Development Summary

- Excess land surplus to the pubs trading requirements
- Potential for two new build standalone drive-through units (STP) with retained public house
- Potential for EV hub on part of the site
- Leasehold and freehold interest invited
- Other roadside uses will also be considered
- Offers invited

Location

The property at the Highwayman, Cannards Grave Road, Shepton Mallet, Somerset, BA4 4LY, is excellently positioned where Cannards Grave Road meets Whitstone Road (A37). Located in a hamlet on the southern edge of Shepton Mallet, which is approximately 16 miles south west of Bath, 18 miles south of Bristol and 5 miles east of Wells.

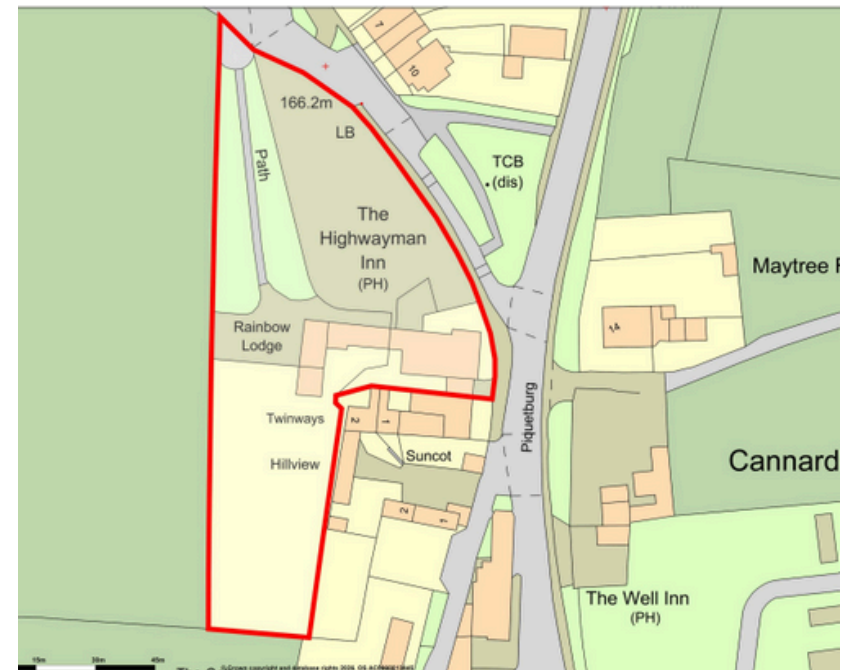
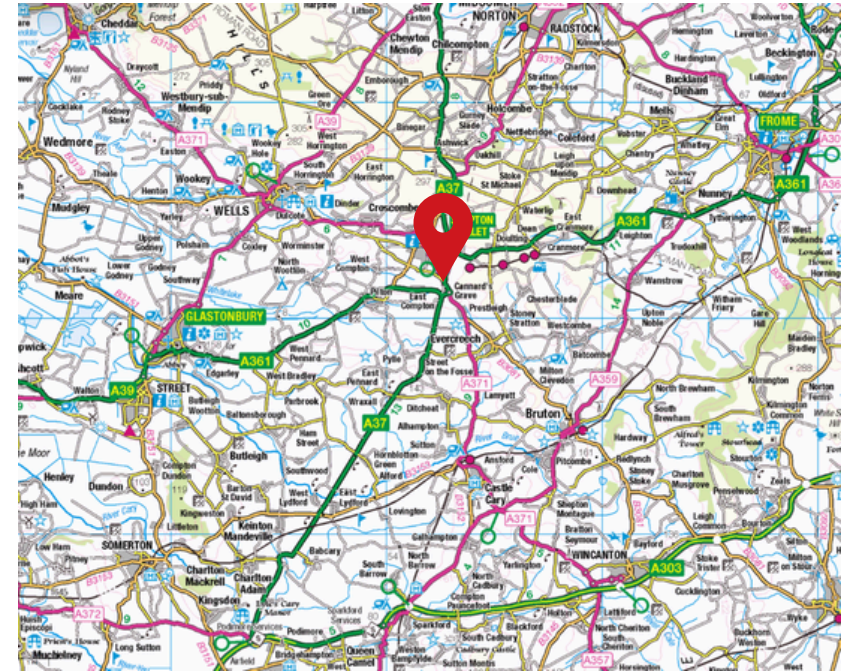
The A37 is a major road in South West England and connects Bristol to the county of Dorset and also granting connections to the A303, making it essential for non-motorway routes to Exeter and Cornwall.

The nearest motorways, the M5 is approximately 37 km (23 miles) east of Shepton Mallet and the M4 approximately 48 km (30 miles) to the north, enhancing the sites accessibility for drivers travelling from different parts of the UK.

LOCATION MAP

STREET VIEW

WHAT3WORDS



Site Description

The public house building was constructed in approximately 1880 and has been extended over time. The property is arranged over 3 floors and is brick built with a multi-pitched clay tiled roof. There are some flat roofed garages and outbuildings located at the rear.

Directly adjacent to the building externally is a paved trade garden, with an extensive (circa 60 vehicles) unmarked tarmacadam car park beyond this point. Finally to the rear and side is a large lawned garden which is currently not used to trade.

The topography is generally level and the site is irregular in shape, measuring approximately 0.634 ha (1.57 acres).

Much of the pub site is not currently utilised and is surplus to its trading requirements. In order to maximise the sites potential therefore a scheme has been drawn up and provided overleaf, which involves retention of the pub and the creation of two drive thru units with appropriate ingress and egress and serviceability. The site could however also accommodate other retail and commercial uses and so expressions of interest (STP) are encouraged.



Traffic Count

Department for Transport Daily Traffic Counts are provided below for the most recent year-

A37 - 20,000
Cannards Grave Rd - 14,000
A371 - 12,000

We therefore assume c.20,000 daily vehicle movements past the Highwayman Public House.

Services

Prospective tenants and buyers must satisfy their own requirements.




Proposed Site Plan (STP)



Do not scale off this drawing - it contains an implied correct Design List.
 CDM 2015 - Designer
 There are no unusual hazards or risks on site other than those specified on the drawing or below:
 1. Subsoil survey to be completed.
 2. Public Utility Searches to be completed.

Property Schedule		
RED LINE BOUNDARY	0.55 acres	0.50 hectares
Building Area		
RESTAURANT DRIVE THRU	150 m ²	1770 sq ft
COFFEE DRIVE THRU	150 m ²	1770 sq ft
Parking Schedule		
SHARED PARKING	SDA BAY	6
SHARED PARKING	SD PARKING	4
SHARED PARKING	STANDARD BAY	06
EXISTING PARKING	SDA BAY	2
EXISTING PARKING	STANDARD BAY	0

SCHEME	
PROJECT	THE HIGHWAYMAN INN CANNARDS GRAVE LANE SHEPTON MALLET BA4 4LY
TYPE	SKETCH 2
OWNER	TERRAMEX PROPERTIES LTD
 JENNINGS DESIGN <small>4 Broad Hill, Shepton Mallet, Somerset, BA4 4LY 01749 824444 www.jenningsdesign.com</small>	
DATE	MAY 2025

*Proposed Schematic (STP)



Rating

The Rateable Value for the new units will be assessed upon completion of the development.

EPC

To be assessed upon completion of the units

Terms

Leasehold offers invited- terms to be agreed. Freehold offers for part or whole may be considered subject to contract.

VAT

VAT is applicable

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

Viewing strictly via appointment with the following:



Adam Bullas

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07812 965 395

Samuel Hart

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