



RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

Land at Pear Tree Farm, Old Wells Road, Glastonbury, BA6 8ED





FOR SALE

Residential Development Opportunity

- 2.87 acres
- New build residential development opportunity
- North East side of Glastonbury
- Planning permission was granted at appeal for 24 dwellings

LOCATION

The property is located in Somerset Council, approximately 21 miles to the south of Bristol.

Castle Cary is the nearest railway station, situated approximately nine miles (12 miles by road) to the southeast of the property. From Castle Cary there are direct services to Westbury (27 minutes), Reading (one hour 20 minutes) and London Paddington (one hour 45 minutes).

The site is located towards the northern edge of Glastonbury, directly adjacent to an approved residential development scheme (constructed by Elan Homes), and to the south of West Mendip Hospital. Glastonbury lies within the former Mendip district of the county and has a resident population of just over 8,000 according to the 2021 Census.



PLANNING

The plot was granted planning permission at appeal on 13 January 2025 for the erection of 24 dwellings (Application no. 2024/1051/OUT).

The construction and specification are to be dealt with along with all other matters (layout, scale, appearance and landscaping) reserved for the subsequent approval.

DESCRIPTION

Currently used for agriculture land accessed from Pear Tree Farm located to the south, planning consent has been secured for 24 new build dwellings. The proposed development would be accessed from the adjoining approved residential scheme to the north and west of the site, which has a road junction onto the northern section of Old Wells Road.

The indicative scheme includes the provision of an internal access road to serve the proposal extending from an existing residential development (currently under construction), on-plot parking, an attenuation pond, and a pumping station.

The construction and specification are to be dealt with along with all other matters (layout, scale, appearance and landscaping) reserved for the subsequent approval.

ACCOMMODATION

We have been provided with the following areas for the proposed dwellings:-

| | | | |
|--------------------|------------------------------------------------------------------------|-------------------|---------------------|
| House 1 | 3-bed affordable detached | 90.00 Sq M | 969 Sq Ft |
| House 2 & 3 | 2-bed affordable semi-detached | 180.00 Sq M | 1,938 Sq Ft |
| House 4-7 | 1-bed affordable flats | 224.00 Sq M | 2,411 Sq Ft |
| House 8-15 | 3-bed semi-detached with single garage = 110 sq m each, garage 18sq m | 1,024.00 Sq M | 11,022 Sq Ft |
| House 16 & 17 | 1-bed semi detached Bungalow | 90.00 Sq M | 969 Sq Ft |
| House 18 & 19 | 2-bed semi-detached | 180.00 Sq M | 1,938 Sq Ft |
| House 20-24 | 4-bed detached with single garage = 5 of 140 sq m each, garage 18 sq m | 90.00 Sq M | 8,504 Sq Ft |
| Total Areas | | 2,578 Sq M | 27,750 Sq Ft |

The proposed site includes provision for seven affordable units.



WHAT3WORDS

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VAT

The property is elected for VAT and therefore VAT is payable.

PROPOSAL

Guide price of £1,500,000 for the freehold interest, excl. VAT.

TENURE

We are advised the property is held freehold and free from any encumbrance and is available with full vacant possession.

LEGAL COST

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide the following information before the sale is exchanged:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/ funders/lessee.

FURTHER INFORMATION

For further details or to request a viewing please contact the sole agents, CSquared.

Allan Lloyd

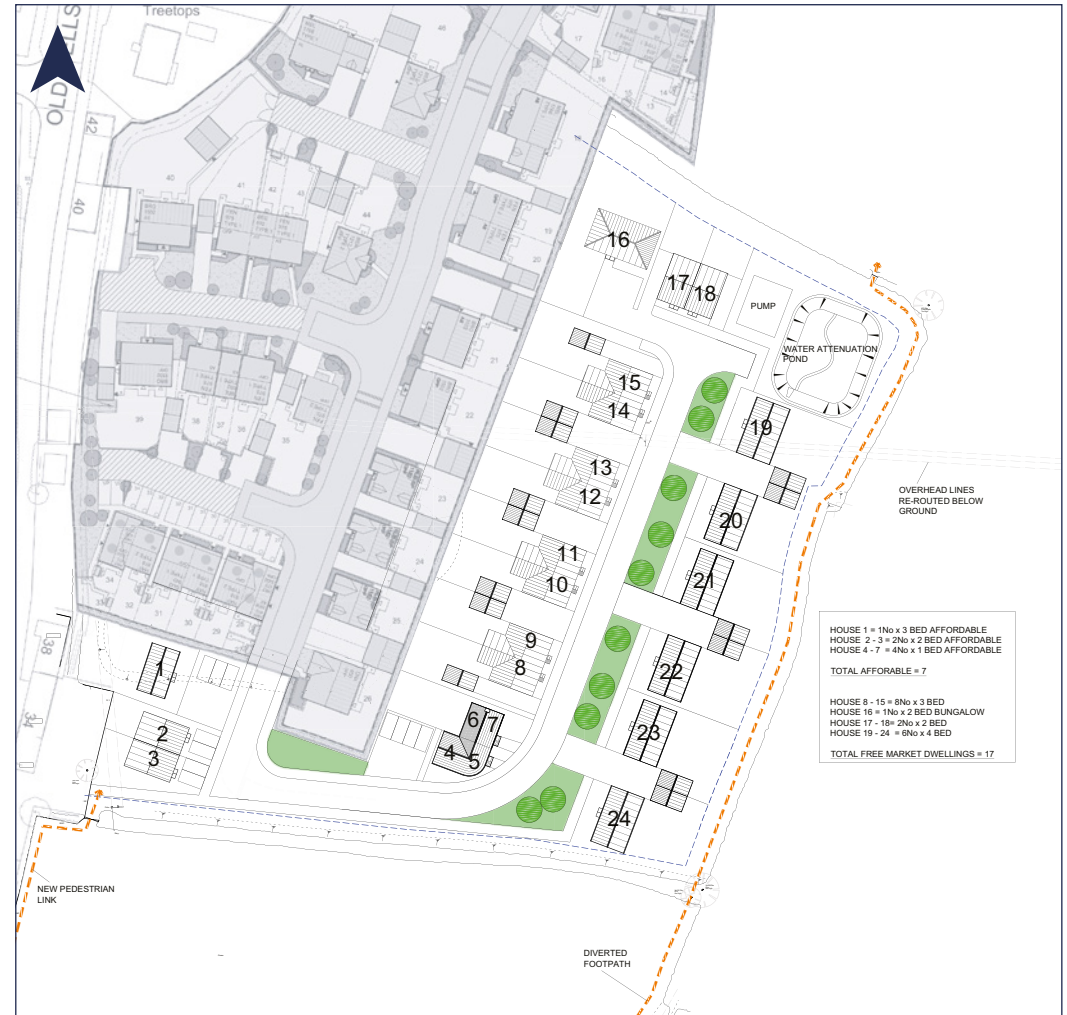
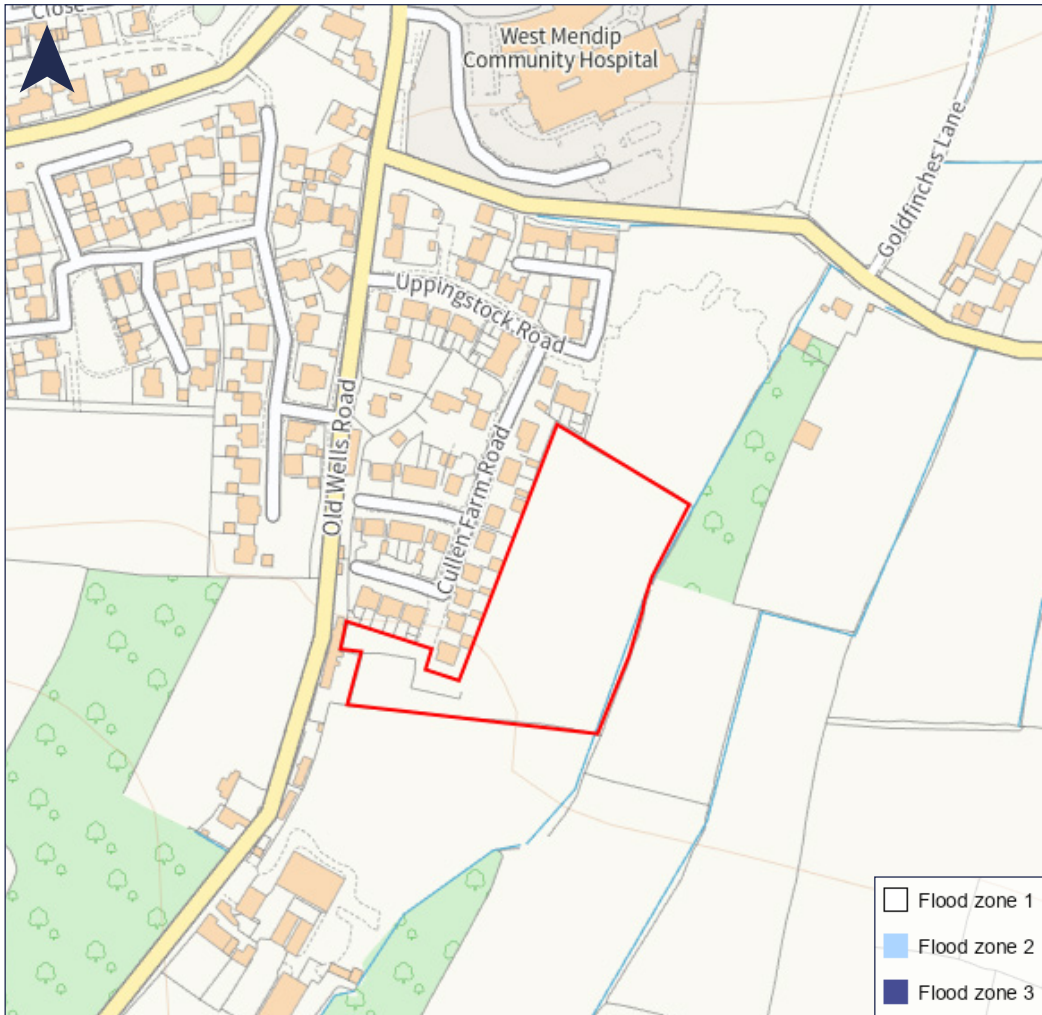
M 07527 388 036

E Allan.lloyd@csquaredre.co.uk

Rupert Bendell

M 07494 822 522

E Rupert.bendell@cs-re.co.uk



82 Walcot Street
 Bath, BA1 5BD
 t 01225 432789
 e info@cs-re.co.uk

www.cs-re.co.uk

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