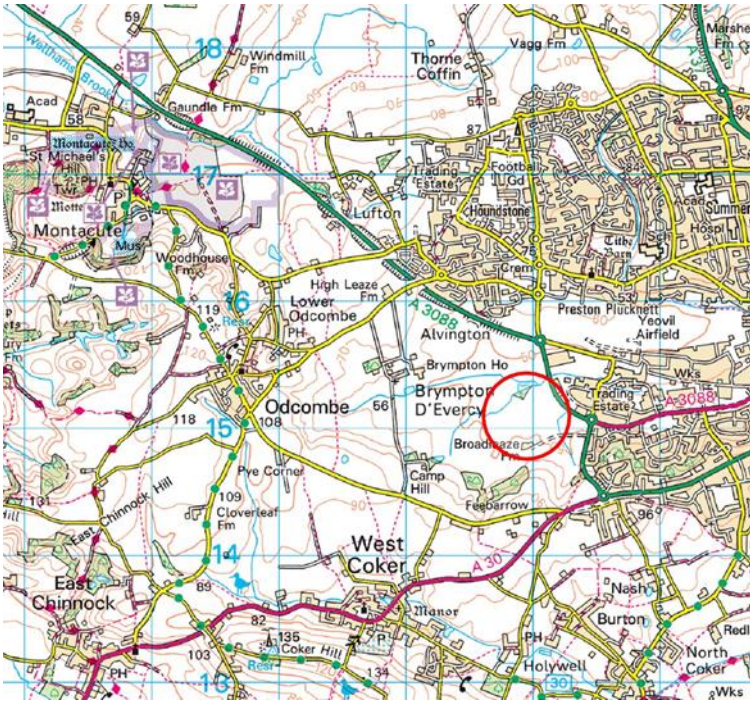


DEVELOPMENT LAND: FOR SALE OR LEASEHOLD DEVELOPMENT

Alternative use and employment opportunities

Yeovil: Bunford Park , BA20 2HT



- High profile strategic development site.
- Greenfield development, in area of established residential, employment and alternative use.
- Accessible to the town centre and A303.
- Benefitting from outline planning consent.
- 16.5 ha (41.25 acres) in total.
- Available in separate lots to meet occupier requirements.
- Freehold land sales and freehold or leasehold design build.

November 2023

SUBJECT TO CONTRACT

Contact:

Nightingale House
Redland Hill
Redland
Bristol
BS6 6SH
T. 0117 923 9234

Andrew Batchelor

Direct Dial:
0117 946 4510
Mobile:
07836 744015
Email:
andrew.batchelor@htc.uk.com

James Woodard

Direct Dial:
0117 946 4502
Mobile:
07553 302236
Email:
james.woodard@htc.uk.com

Simon Harvey

Direct Dial:
0117 946 4520
Mobile:
07785 222868
Email:
simon.harvey@htc.uk.com

On the instructions of:



Abbey Manor Group

www.htc.uk.com

DEVELOPMENT LAND: FOR SALE OR LEASEHOLD DEVELOPMENT

Alternative use and employment opportunities

Location

Yeovil is the principal town in South Somerset with a population of c. 50,000. It has an established and diverse employment, retail and leisure base and an expanding population. Yeovil is located at the intersection of the A37 and A303 national trunk roads and is served by two mainline railway stations.

Description

The site, outlined red on the plan opposite, is greenfield with extensive frontage to the A3088 Western Relief Road in an area of established and expanding residential, employment and alternative use.

The total site area measures 16.5 ha (41.25 acres) and is accessed directly from the A3088. The site is within 10 minutes of Yeovil town centre and 7 minutes of the A303.

Following grant of outline planning consent initial infrastructure works commenced in October 2023 and are due to complete by late spring 2024.



DEVELOPMENT LAND: FOR SALE OR LEASEHOLD DEVELOPMENT
Alternative use and employment opportunities

Planning Consent

The entire site benefits from planning consents now implemented (07/05341/OUT , 19/03000/S73) and an undetermined reserved matters application (16/01185/REM) for employment development to provide up to 60,000 sq m.

The land, measuring 26 acres as highlighted within the wider Bunford Park Illustrative Master Plan adjacent, is accessed by the new main Park entrance and is available for alternative use development, subject to obtaining the appropriate planning consent.

The Development Opportunity

Plots are immediately available within this 26 acre first phase from 0.2 ha (0.5 acres) to 1.76 ha (4.4 acres).

The land is owned Freehold by Abbey Manor developments and will be sold Freehold or developed for Freehold or leasehold Design Build to meet specific occupier requirements

Technical Information Pack

Technical information is available on request which includes:

- S106 Summary
- Topographical survey.
- Drainage and utility layouts .
- Service capacities and location of Phase B servicing
- Ground investigation/Site investigation.
- Title information.
- Ecology surveys

PROPOSAL SUBJECT TO:
SITE SURVEY;
STATUTORY APPROVALS;
DESIGN DEVELOPMENT.



DEVELOPMENT LAND: FOR SALE OR LEASEHOLD DEVELOPMENT

Alternative use and employment opportunities

Legal & Professional Costs

Each party is to bear their own costs incurred in this transaction.

VAT

Proposals should be expressed exclusive of VAT.

Viewings & Enquiries

The site can be viewed from the A3088. Please contact the below should you require any further detail and information:

Andrew Batchelor

Direct Dial:
0117 946 4510
Mobile:
07836 744015
Email:
andrew.batchelor@htc.uk.com

James Woodard

Direct Dial:
0117 946 4502
Mobile:
07774 017218
Email:
james.woodard@htc.uk.com

Simon Harvey

Direct Dial:
0117 946 4520
Mobile:
07785 222868
Email:
simon.harvey@htc.uk.com

SUBJECT TO CONTRACT

[Date of Production – November 2023

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