

Residential Development Site

The Queens Arms, Wraxall Road, Wraxall, Nr. Shepton Mallet, Somerset BA4 6RQ

For Sale



- Residential development site in a semi-rural location
- Located immediately to the east of the A37
- MDC has granted OPP for 7no. open market dwellings
- Scheme comprises 1no. 2-bed conversion, 1no. 3-bed conversion and 5no. 3-bed detached new-build dwellings
- Site extends to approximately 0.53-acres (0.21-ha)
- For sale by informal tender
- Offers in the **region of £425,000**

Greenslade Taylor Hunt

Winchester House
Deane Gate Avenue
Taunton
Somerset TA1 2UH
(01823) 334466
www.gth.net



Location

Wraxall is located approximately 1.2-miles to the west of the village of Ditcheat. It is situated on the intersection of the A37 (Wraxall Hill) and Wraxall Road.

The A37 travels on a north to south axis through Wraxall. The A37 provides road connections to Shepton Mallet (approximately 5.8-miles to the north) and to the A303/Podimore Roundabout (approximately 8.6-miles to the south). Wraxall Road provides routes to Ditcheat (to the east) and to Glastonbury (approximately 7.2-miles (via the A361) to the west).

Ditcheat has a basic range of facilities, including (but not limited to) a parish church (Church of St. Mary Magdelene), primary school, village hall, public house (Manor House Inn) and Barber's Farmhouse (cheese makers). Shepton Mallet has a comprehensive range of ecclesiastical, education, cultural, leisure/tourism and shopping facilities.

Communications

Road – The site has access and road frontage onto Wraxall Road, to the north, and onto the A37, to the west.

Rail – Castle Cary railway station is approximately 5.5-miles to the south-east. It provides mainline services to Taunton, Exeter St. Davids, Bristol Temple Meads, Birmingham New Street, London Paddington, London Waterloo and London Victoria.

Air – Bristol International Airport is approximately 25.3-miles to the north. It has scheduled and chartered flights to a range of national and international destinations.

Site

The site comprises a former public house (The Queens Arms) and associated car parking areas.

It is bound by public highway to the north and west; housing and agricultural land to the south; and housing to the east. The site slopes gently from north to south.

The site offers outstanding views across the open countryside to the south.

It, in total, extends to approximately 0.53-acres (0.22-hectares).

The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Outline Planning Permission

Mendip District Council granted outline planning permission (application number: 2018/0828/OTS), on 18th October 2018, for the partial demolition of existing buildings, conversion of the retained buildings and the erection of 5no. detached dwellings, together with associated infrastructure works.

All matters are reserved, with the exception of access. The permission is subject to 20no. conditions.

There is not a Section 106 Agreement/Unilateral Undertaking attached to the planning permission. Therefore, there are no obligations or contributions to be paid.

All the dwellings are open market and none are affordable.

Residential Development Scheme

The proposed residential development scheme comprises 1no. 2-bed conversion, 1no. 3-bed conversion and 5no. 3-bed detached new-build dwellings.

The proposed access to the scheme is from the highway to the north of the site, off Wraxall Road. A new pavement will be constructed along the northern boundary of the scheme. This will connect into the existing pavement to the west of the site.

The indicative residential development scheme is shown on the site layout plan (drawing reference: MDS 1344/103 Rev E). This is shown overleaf.

Local Authority

Mendip District Council
Cannard's Grave Road
Shepton Mallet
Somerset
BA4 5BT

T: (0300) 303 8588

E: planning@mendip.gov.uk

W: www.mendip.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under 2no. title numbers: WS12787 and WS27934.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

The guide price is offers in the **region of £425,000**.

Offers are invited on an unconditional basis.

Value Added Tax

The seller will not be opting to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

All mains services are available near or on the site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

EPC

The existing public house has an EPC rating B.

Business Rates

Under the 2017 Rating List, the property has a Rateable Value of £8,125.

All interested parties should make their own enquiries of the VOA in relation to the Rateable Value and the amount payable for the year 2019/20.

Council Tax

The property falls within Council Tax Band B.

All interested parties should make their own enquiries of the VOA in relation to the Council Tax and the amount payable for the year 2019/20.

Additional Information

The information pack is available, via the link, as set out below: -

<https://www.dropbox.com/sh/6upb13a9x5pklan/AADl-wUjNn4ZmeAvdZbopUyYa?dl=0>

Viewings

All viewings are strictly by appointment. The enclosed covering letter sets out the viewing days.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Please note that in this instance the buildings do not have electricity and will require viewing with torchlight.

Directions

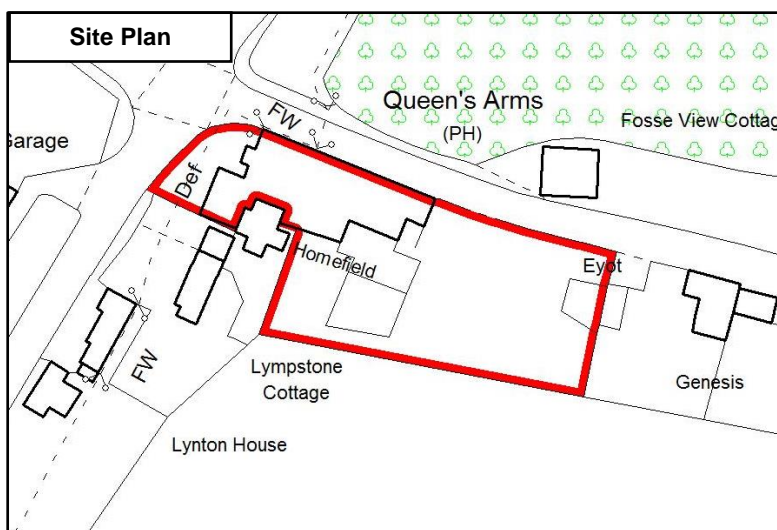
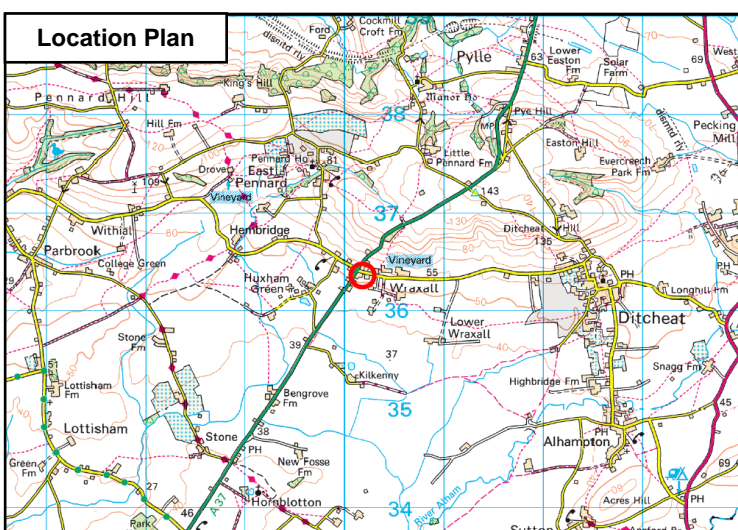
Sat Nav: BA4 6RQ

From the Podimore roundabout on the A303, take the A37 exit heading north towards Bristol/Shepton Mallet/Bath/Frome. Continue on this road for approximately 8.4-miles. Turn right onto Wraxall Road and the site will be immediately on your right hand-side. It will be identified with a Greenslade Taylor Hunt signboard.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 277121 and its email address is: sarah.hall@gth.net.





Note: - Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. Note: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

For further information please contact: -

Greenslade Taylor Hunt

Winchester House

Deane Gate Avenue, Taunton, Somerset TA1 2UH

(01823) 334466

www.gth.net

Mark Chugg

(01823) 219993

mark.chugg@gth.net

Jack Sellick

(01823) 334466

jack.sellick@gth.net

Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Your Ref:
Our Ref: MCC/JWS
Date: Date as postmark

Taunton Office: Development Land & Planning
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT SITE
THE QUEENS ARMS, WRAXALL ROAD, WRAXALL, NR. SHEPTON MALLET, SOMERSET BA4
6RQ**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Royanne Limited. It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the site.

Site

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Guide Price

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Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 4th October 2019**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**The Queens Arms, Wraxall – Job No. 130**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document, supporting documentation and CD (with electronic versions of the documents).

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the link, as set out below: -

<https://www.dropbox.com/sh/6upb13a9x5pklan/AADI-wUjNn4ZmeAvdZbopUyYa?dl=0>

Appointment to View

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will be between **9:00am** and **11:00am** on the days as set out below: -

- **Wednesday, 4th September 2019;**
- **Wednesday, 11th September 2019;**
- **Wednesday, 18th September 2019; and**
- **Wednesday, 25th September 2019.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Please note that in this instance the buildings do not have electricity and will require viewing with torchlight.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. Taylor', with a long horizontal stroke extending to the right.

Greenslade Taylor Hunt