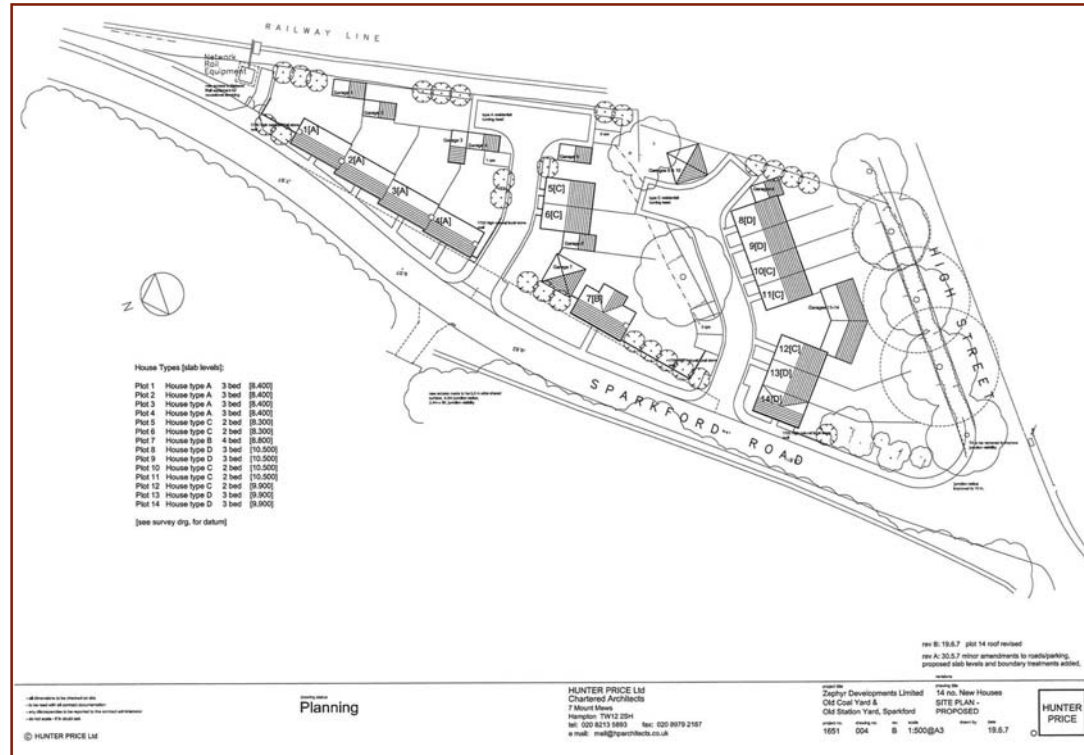
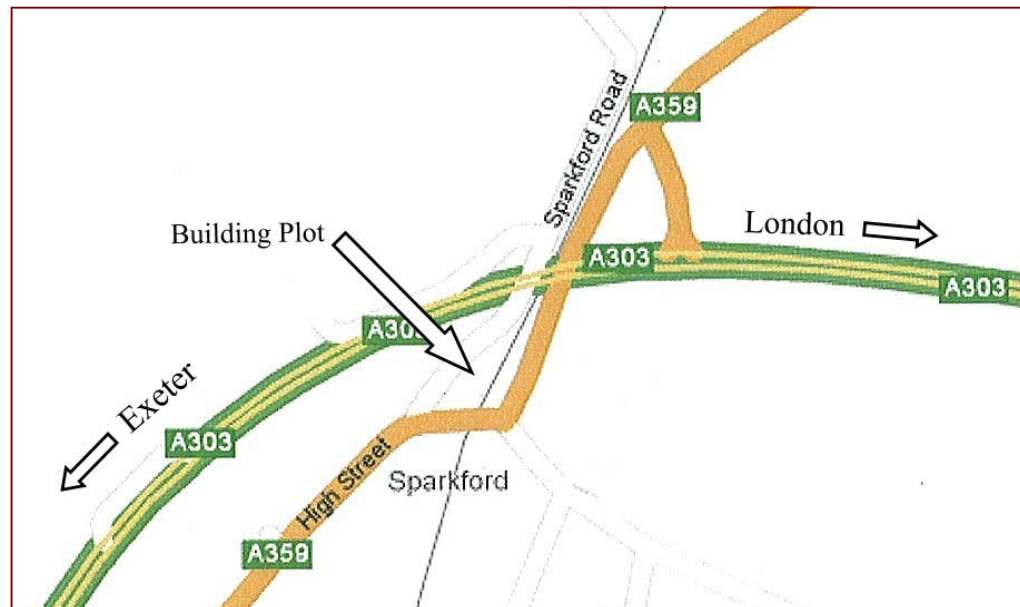


Sparkford Road, Sparkford, Somerset BA22 7LD



Site Plan



Location Plan



Agent's Note: Any plans which form part of these particulars are illustrative only and are not to scale

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract.

Gilyard Scarth

Residential Development Site
Sparkford Road, Sparkford, Somerset BA22 7LD



Artist's Impression

An excellent residential development site
extending to about 1.5 acres with
detailed planning permission for 14 dwellings

Price On Application
FREEHOLD

For Sale

The Old Cycle Shop, Long Street
SHERBORNE
Dorset DT9 3BS
TEL 01935 817360 Fax 01935 817354
sherborne@gilyardscarth.co.uk

The Old Wine Merchants, 25 High Street
SHAFTESBURY
Dorset SP7 8JE
TEL 01747 851122 Fax 01747 851113
shaftesbury@gilyardscarth.co.uk

The Old Pine Shop, High Street,
GILLINGHAM
Dorset SP8 4QT
TEL 01747 825533 Fax 01747 826000
gillingham@gilyardscarth.co.uk

Associated Office
The Old Coffee Tavern, Salisbury Street
MERE
Wiltshire BA12 6HA
TEL 01747 860372 Fax 01747 861120
mere@gilyardscarth.co.uk

gilyardscarth.co.uk rightmove.co.uk

ESTATE AGENTS | CHARTERED SURVEYORS | AUCTIONEERS | COMMERCIAL AGENTS | LETTING AGENTS

Sparkford Road, Sparkford, Somerset BA22 7LD

DIRECTIONS

From the A303 take the A359 towards Castle Cary but turn left opposite Haynes Motor Museum and turn back into Sparkford. On reaching the town take the right hand turn into Sparkford and then the next right towards South Barrow. The site will be found immediately on the right hand side. Please refer to the Location Plan on the back of these details for assistance.

SITUATION

Sparkford is a popular village located approximately 8 miles to the north east of Yeovil and lying just off the A303 providing excellent road links to the home counties and beyond. The A37 which leads north to Bristol and Bath can be accessed at the Podimore roundabout. Sparkford has a parish church, public house and a general store/post office/petrol station located at the Sparkford roundabout on the A303. There are many well respected schools in the area, with Kings at Bruton having their junior school Hazlegrove on the edge of Sparkford. There are other private schools in Bruton and Sherborne and mainstream primary and secondary schools nearby.

THE SITE

The site comprises a reasonably level plot located in a small triangle between Sparkford Road, the High Street and the railway line. Formerly a Station Yard, half of the site remains unused, whilst the other section of the site has most recently been used as a transport yard and is primarily used for parking and external storage.

At the north eastern section of the property is a small area that will be occupied by Network Rail which provides facilities for hot axle monitoring of the passing trains. This is shown on the accompanying Site Plan. The overall site for development extends to approximately 1.5 acres.

SERVICES

Mains water, drainage and electricity are available in the High Street.

TENURE

The site is freehold with vacant possession on completion.

PLANNING OBLIGATION

There is to be a development contribution of £33,396 to be paid to South Somerset District Council towards to the off-site provision of an equipped Play Space and off-site provision/enhancement of Sports Pitches, Swimming Pool and Sports Hall. A copy of the draft obligation document is contained in the Information Pack.

Sparkford Road, Sparkford, Somerset BA22 7LD

TOWN PLANNING

Detailed planning permission was granted on appeal, Ref: APP/R3325/A/07/2056069, for the demolition of existing buildings and erection of 14 No dwelling houses with associated parking, garages and access.

South Somerset District Council, The Council Offices, Brympton Way, Yeovil, BA20 2HT
Telephone: 01935 462462 Fax: 01935 462188

INFORMATION PACK

An Information Pack is available to view via the Land section of our website www.gilyardscarth.co.uk.

VIEWING

Viewing of the site generally is available during normal daylight hours. Anyone wishing to look around the Transport Yard section of the site should make a prior appointment with the Sole Agents:

Gilyard Scarth

The Old Cycle Shop, Long Street,
Sherborne, Dorset, DT9 3BS
Tel: 01935 817360 Fax: 01935 817354
e-mail: sherborne@gilyardscarth.co.uk
www.gilyardscarth.co.uk