

Plot 7

South Mead, West Camel, Yeovil

Plot 7

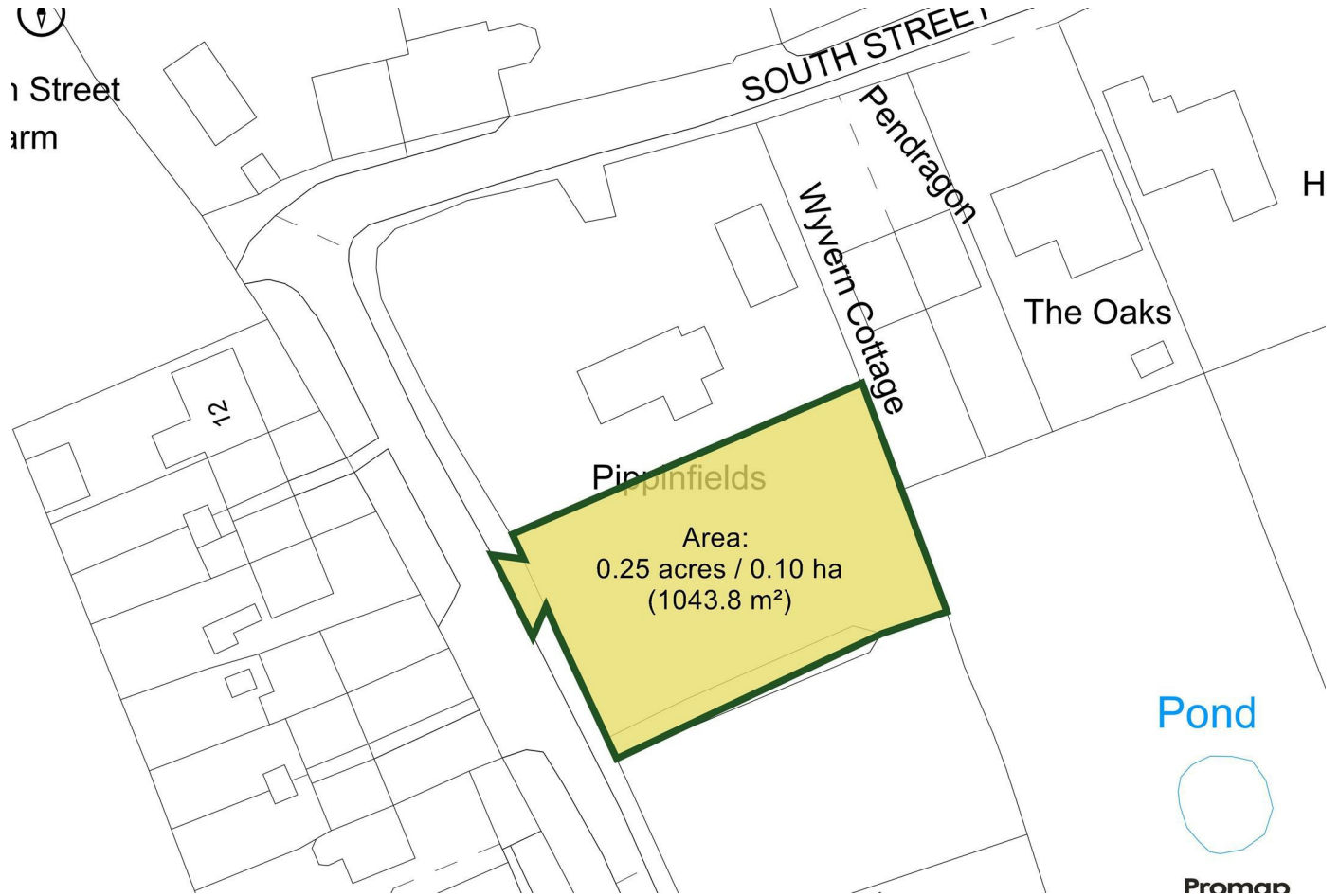
South Mead
West Camel
Yeovil
BA22 7QQ

- Residential Building Plot
 - 0.25 Acre
- FULL PLANNING PERMISSION
- Gross External area of 2,318 square feet (215.33 square metres)
- PLUS an additional garage building & store of a further 820 square feet/76.25 square metres.
 - Planning Ref: 24/00666/FUL

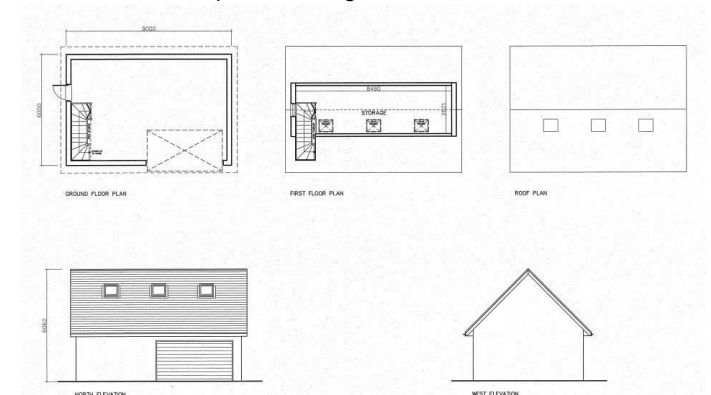
Guide Price £195,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



Proposed Garage Block and Store



THE SITE

A residential building plot extending to 0.25 acre in total with FULL PLANNING PERMISSION to build a detached two-storey dwelling of a Gross External area of 2,318 square feet (215.33 square metres PLUS an additional garage building with store room above a further 820 square feet/76.25 square metres. The building plot is ready to progress to the building stage, with all the phosphate credit allocation already paid for by the current owner. Electricity, mains drainage and BT ducting are on site, with the water mains being close by and the initial entrance in place.

SITUATION

The site occupies a quiet plot of 0.25 acres on the southern outskirts of West Camel, being 6 miles northeast of the town centre of Yeovil. The market town of Sherborne lies approximately 7 miles distant to south-east. West Camel has a small range of amenities including All Saints Church, a Public House (The Walnut Tree), playing fields and a community centre (The Davis Hall). The neighbouring village of Queen Camel lies approximately 2 miles distant to the east and benefits from a range of facilities and amenities including (but not limited to): St Barnabas Parish Church, Countess Gytha Primary School, Queen Camel Memorial Hall, The Mildmay Arms, and Queen Camel Medical Centre.

COMMUNICATIONS

ROAD - The A303 is conveniently located just 0.5 miles to the north, providing links to the M5 motorway at Taunton (Junction 25) via the A358 and links to London.

RAIL - Yeovil Junction is located approximately 9 miles to the south, Sherborne Railway Station is approximately 8 miles to the southeast and Castle Cary Station is approximately 10 miles to the northeast. All stations provide mainline services to destinations such as Exeter St David's, London Paddington and London Waterloo.

AIR - Bristol Airport is located approximately 38 miles to the north. It has scheduled and chartered flights to a range of national and international destinations. Exeter Airport is located approximately 46 miles to the southwest.

THE BUILDING PLOT

This lovely building plot located on the southern edge of West Camel measures 0.25 acres in total and enjoys a quiet position together with FULL PLANNING PERMISSION for the erection of a detached, two-storey home. Planning Reference Number: 24/00666/FUL.

PROPOSED NEW HOME

The proposed new home will comprise of 1no. Dwelling with a Gross External area of 2,318 square feet (215.33 square metres PLUS an additional garage building with store room above of a further 820 square feet/76.25 square metres

ACCESS

Access is provided via Southmead, which has been created and is in place.

COMMUNITY INFRASTRUCTURE LEVY

We understand that the Community Infrastructure Levy (CIL) will be payable if the proposed new home is built by a housebuilder/developer, but it will NOT be payable if it is built by a self-builder due to an exemption for self-build schemes.

PHOSPHATES

Phosphate mitigation has already been completed with the current owners previously purchasing the necessary credits. Certification of this allocation was made on 27th January 2025.

LOCAL AUTHORITY

Somerset Council

The Council offices, Brympton Way, BA20 2HT W:
<https://www.somerset.gov.uk/> T: (01935) 462462

SERVICES

Electricity, mains drainage and BT ducting are on site, with the water mains being close by.

MATERIAL INFORMATION

Flood Risk:

According to the government flood risk assessment at: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Yearly chance of flooding:

Very low

Yearly chance of flooding between 2036 and 2069:

Very low

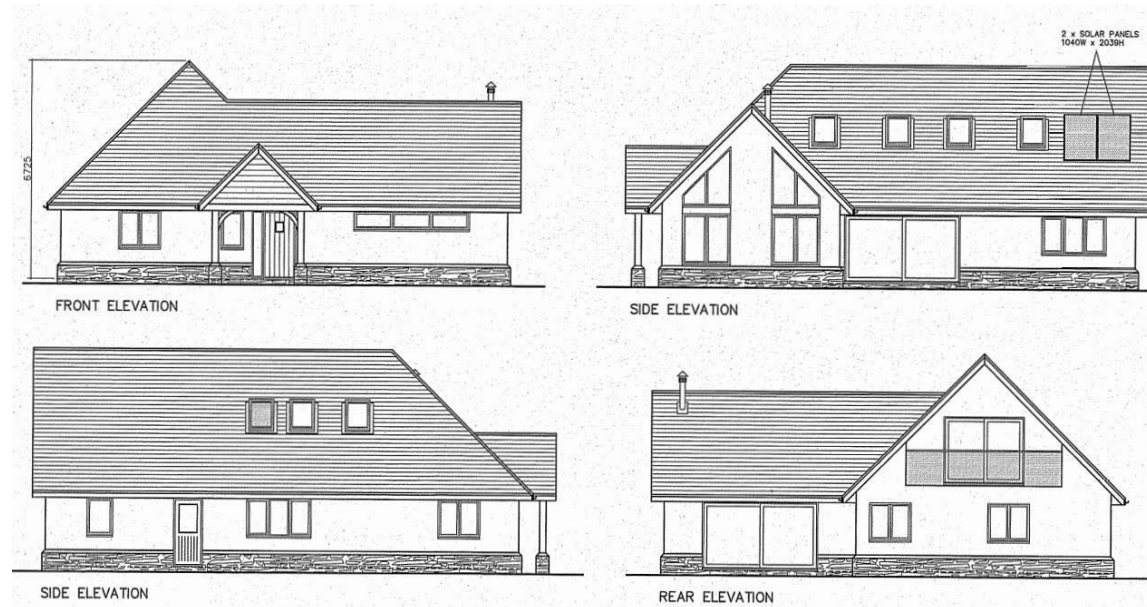
DIRECTIONS

What3words: ///scooters.diplomas.diplomats

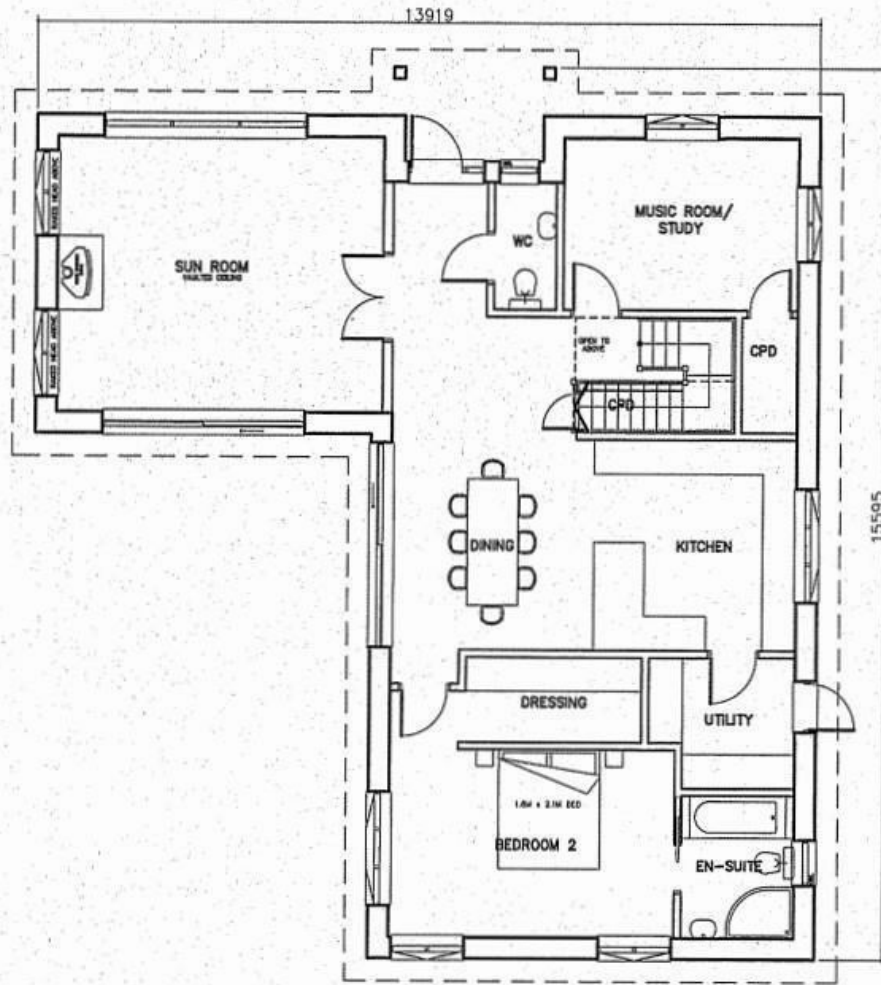
AGENTS NOTE

To comply with The 1979 Estate Agency Act, we must make any buyers aware that a Symonds & Sampson staff member qualifies as a related person to the vendor of this property. Please speak to Jeremy Smith, Residential Part for any further information.

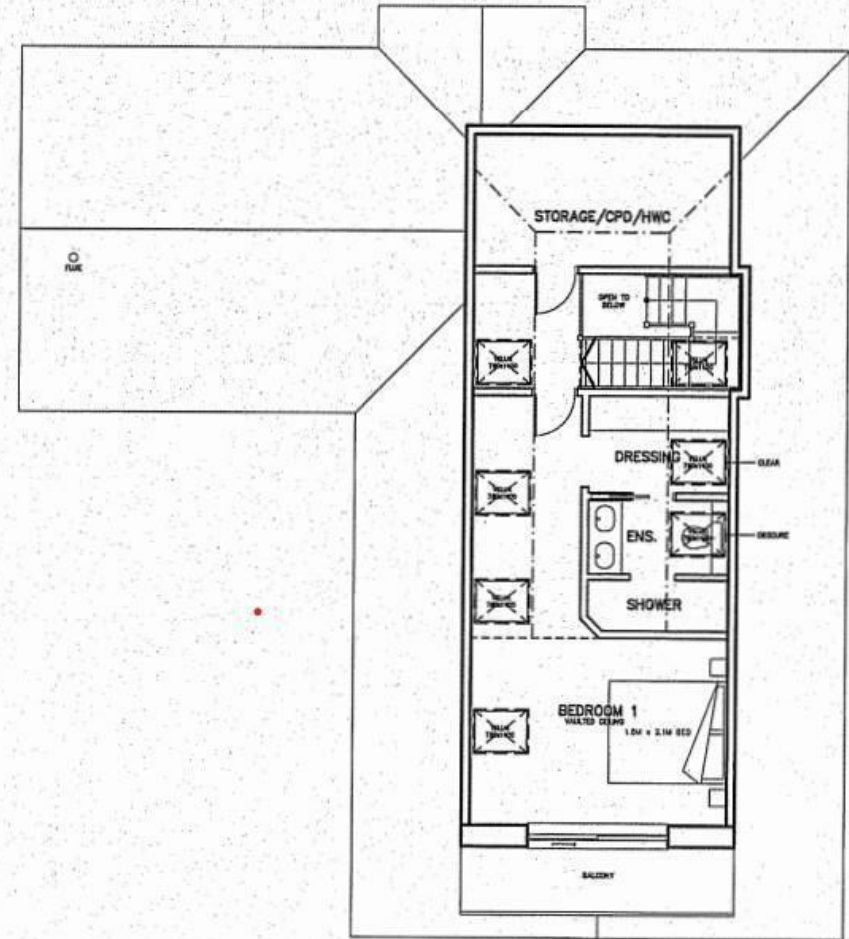
The buyer will need to enter into a Deed of Covenant with West Camel Parish Council (available to view with the agent) to confirm that they will also comply with the Conditions of the Section 106 Agreement in the future.



Proposed Accommodation



GROUND FLOOR PLAN
EXTERNAL FLOOR AREA – 148.30m²



FIRST FLOOR PLAN
EXTERNAL FLOOR AREA – 67.03m²

YEO/SH/19.02.2025



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