

DEVELOPMENT SITE FOR FIVE NEW DWELLINGS

CHANTRY, Nr FROME, SOMERSET

- Detailed planning permission ref. 2024/1837/FUL
- Approval for five high quality homes in site of c. 1.83 acres
- Convenient location close to town of Frome
- OIRO£750,000

COOPER
AND
TANNER

KLP
KITCHENER
LAND AND PLANNING

'ORCADIA FARM' SITE – BA11 3LW

This residential development site benefits from a grant of detailed planning approval (ref. 2024/1837/FUL) for the demolition of existing agricultural barns and construction of five new luxury homes. The relatively level site extends to c. 1.83 acres and is located in a rural yet accessible location, close to the popular town of Frome. The proposed new dwellings are set out below:

Unit	Type	Area
Plot 1	4 Bedrooms, plus garage	232sqm
Plot 2	3 Bedrooms, plus carport and store	193sqm
Plot 3	4 Bedrooms, plus garage	220sqm
Plot 4	4 Bedrooms, plus garage and carport	241sqm
Plot 5	4 Bedrooms, plus garage	232sqm
	Total Floor Area	1,118sqm

CHANTRY

Situated in the Somerset village of Chantry, located between the villages of Nunney and Mells which both offer amenities such as cafés, shops and pubs. The nearby town of Frome offers a wider variety of shops, restaurants and pubs, while the City of Bath famous for its Roman Baths and Georgian architecture is only a short drive away.

There are beautiful countryside walks right on the doorstep as well as on The Mendip Hills, an Area of Outstanding Natural Beauty offering fantastic hiking and cycling opportunities.

METHOD OF SALE

The freehold site is being offered for sale by private treaty with offers invited in the region of £750,000.

PLANNING

Detailed planning permission was approved on 14th February 2025 under reference 2024/1837/FUL by Somerset (Mendip) Council for the "Demolition of existing barns. Proposed erection of five dwellings & associated development." Copies of the planning documents are available via a planning and technical information pack which can be requested from KLP.

S106 & CIL

The Agents are advised that there are no S106 or CIL charges applicable to the approved planning permission.

UTILITY SERVICES

The Agents are advised that a new mains water and electricity supply will be required to serve the new development. There is an overhead electricity supply and poles on site at present – interested parties are advised however to make their own enquiries as to the location and capacity of any services prior to making an offer.

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

VIEWING

Viewings of the site for qualified parties can be arranged through the Agents – **strictly by appointment only**. The site is located in Chantry at postcode BA11 3LW. What3words location: ///thus.unstated.upon



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The nearby town of Frome



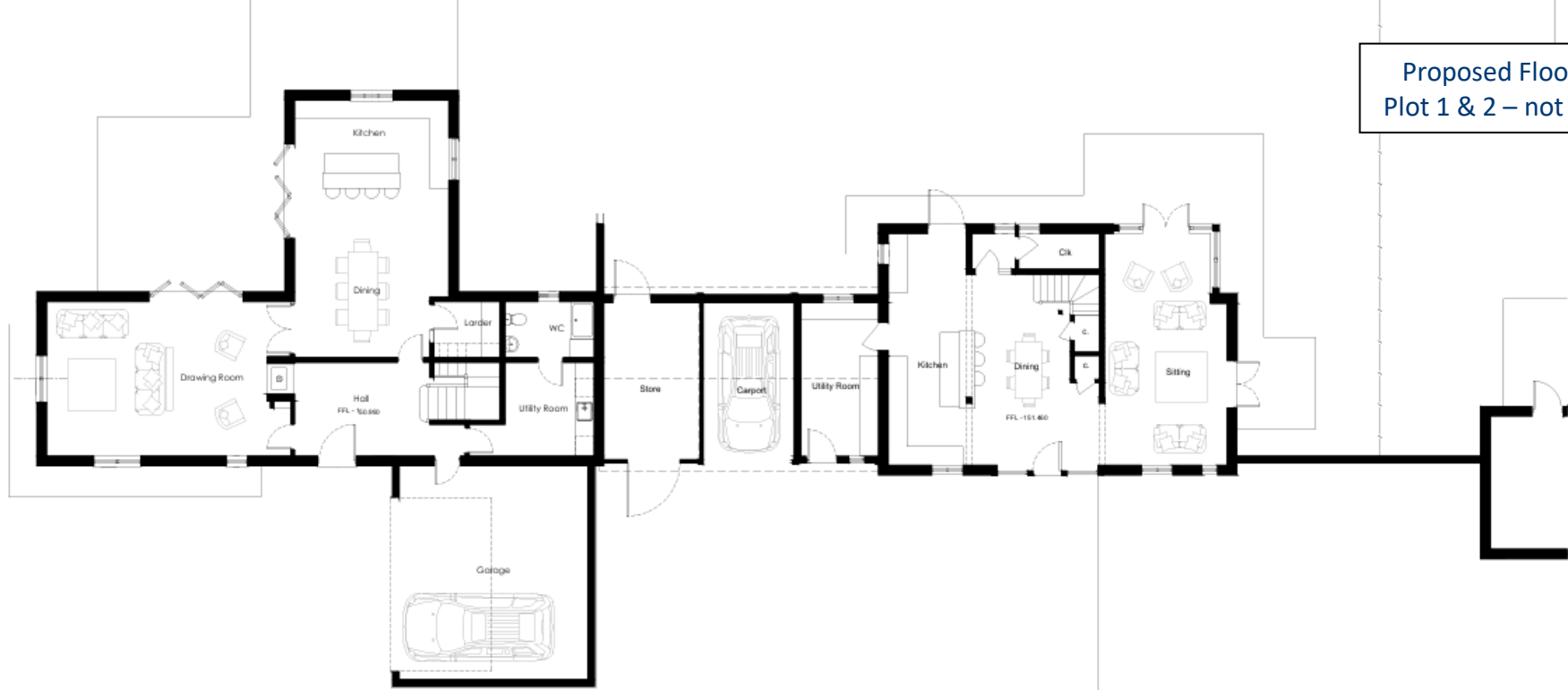
Location Plan

Aerial image showing the approximate site boundary



Proposed Site Layout Plan – not to scale





Ground Floor Plan



First Floor Plan



North - West Elevation

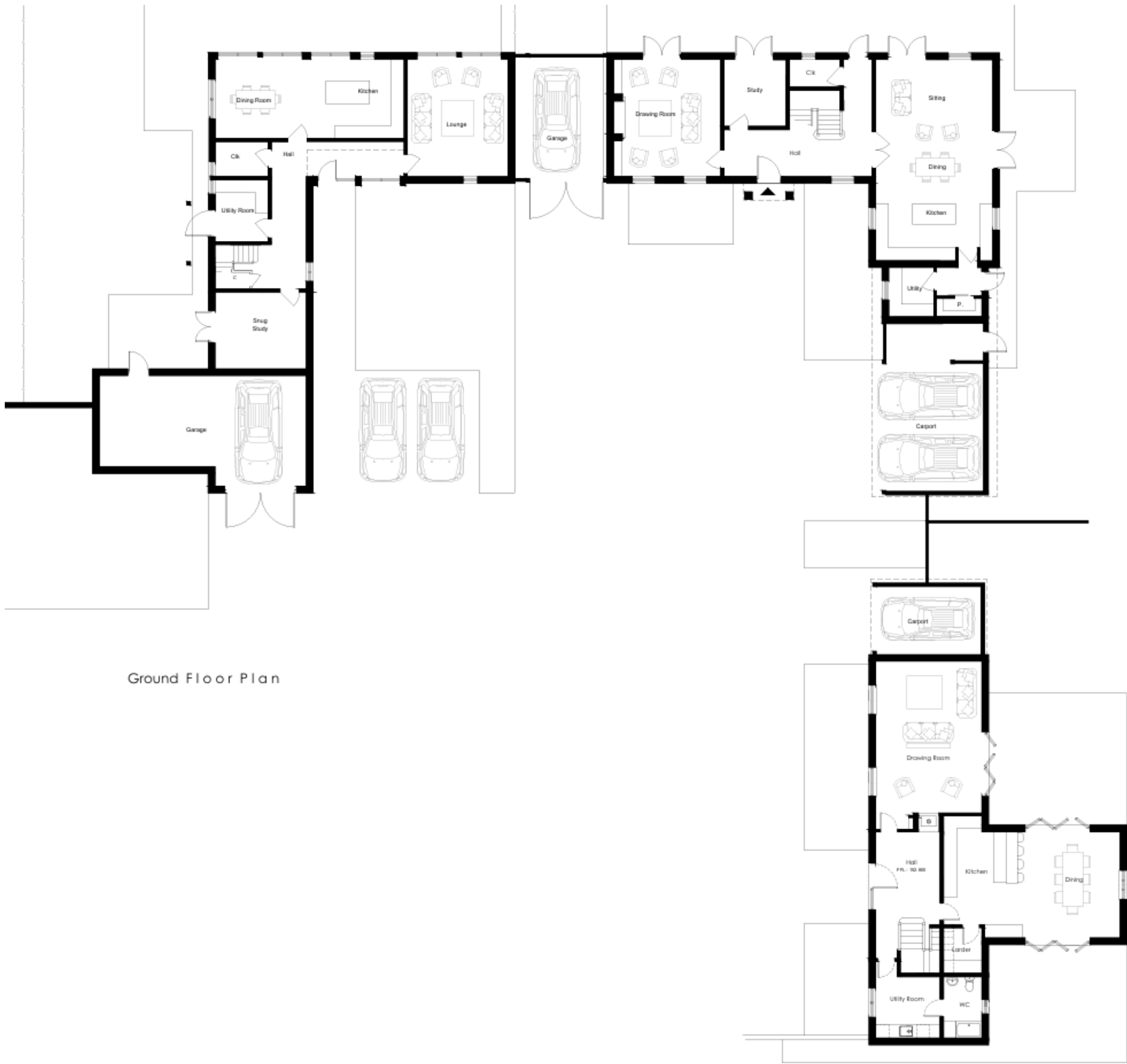


South - West Elevation



North - East Elevation

Proposed Ground Floor Plans - Plots 3,4 & 5 (not to scale)



Ground Floor Plan

Proposed First Floor Plans - Plots 3,4 & 5
(not to scale)





Aerial view over the site