

# DEVELOPMENT SITE FOR 6 APARTMENTS YEOVIL, SOMERSET



- Detailed planning permission (Ref. 22/00650/FUL)
- Central location close to shops & amenities
- Proposed 3 x 2 bedroom flats & 3 x 1 bedroom flats
- **GUIDE PRICE £120,000**

*View from South Street over the proposed development site*



## THE SITE – BA20 1TQ

KLP are delighted to offer for sale this residential development opportunity located within the defined town centre of Yeovil, and which benefits from detailed planning permission for the construction of a new building, containing six new apartments.

To the south of the approved site is an existing Public House, to the west a modern block of flats and to the north the grade II listed Becket House. To the east is Town House, also a grade II listed building. The site also sits within the town centre conservation area and is described by the planning application to extend to c. 391sqm.

The approved detailed consent provides for the construction of a new three-storey building comprising 6 residential apartments (C3 use); 3 x 2 bedroom flats (approximately 568sqft each) and 3 x 1 bedroom flats (approximately 447sqft (GF) & 465sqft (FF & SF)). The development will also offer a small area of amenity space including drying space, secure bin and cycle stores accessed from the front entrance hall.

## YEOVIL

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent tenpin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Yeovil Penn Mill train station is a short distance away and bus stops are available within the area.

## METHOD OF SALE

The freehold site is being offered for sale by private treaty – with a Guide Price of £120,000. The Agents understand that VAT is not applicable to the sale.

## PLANNING, CIL & PHOSPHATES

South Somerset District Council approved detailed planning application ref. 22/00650/FUL on 12<sup>th</sup> May 2025 for the construction of 6 apartments on land at 11 Hendford Road, Yeovil. A copy of the relevant planning and technical documents can be attained from KLP on request.

The Agents understand that the development is CIL liable – interested parties are advised to contact South Somerset Council to confirm applicable CIL rates. The development is also required to provide 0.28 P-Credits, due to impact on phosphates – the vendors have reserved and paid for the required credits for this - further information is available within the planning and technical pack.

## UTILITIES

Mains utility services are understood to be available nearby, but interested parties are advised to contact the relevant utility companies to confirm the availability and capacity of all required services prior to making any offer.

## VIEWING

**STRICTLY BY APPOINTMENT ONLY** – Please contact KLP prior to viewing on 01392 879300.

## CONTACT – REF: 1066/R1



Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB

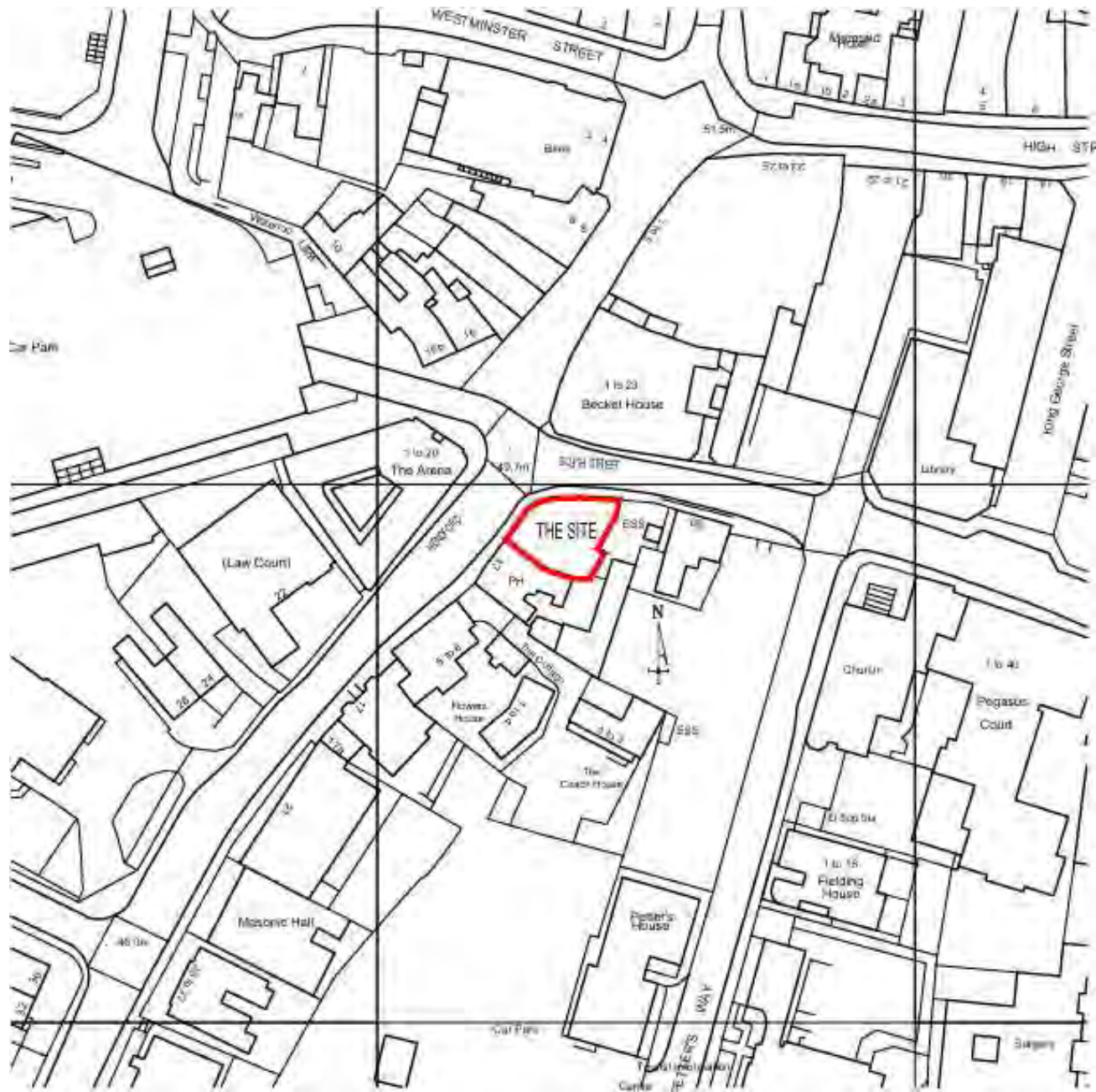
Attn: Alex Munday

Email: [alex@klp.land](mailto:alex@klp.land)

Tel: 01392 879300 / 07947 561773

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.

*Location plan – with the proposed site outlined in red*



Site block plan – not to scale

to 23 Becket House

49.7m

SOUTH STREET

HENDFORD

Footway

Footway Site Section

Sign & LC

Verge

FLAT 1  
Kitchen/Lounge  
FFL 49.833

Entrance Hall

FLAT 2  
Lounge  
FFL 50.115

Kitchen

Bedroom

Hall

Bedroom 1

Bedroom 2

FLAT 2 W/way (0.6m Reduced Level)

FLAT 1 W/way (0.6m Reduced Level)

Rotary Washing  
Line Area

Existing Site  
Ground Level  
CL 50.850

Proposed  
Bin Stores

Proposed Bicycle  
Stores

Site Section

Hamstone  
Wall

Hamstone  
Wall

Hamstone  
Wall

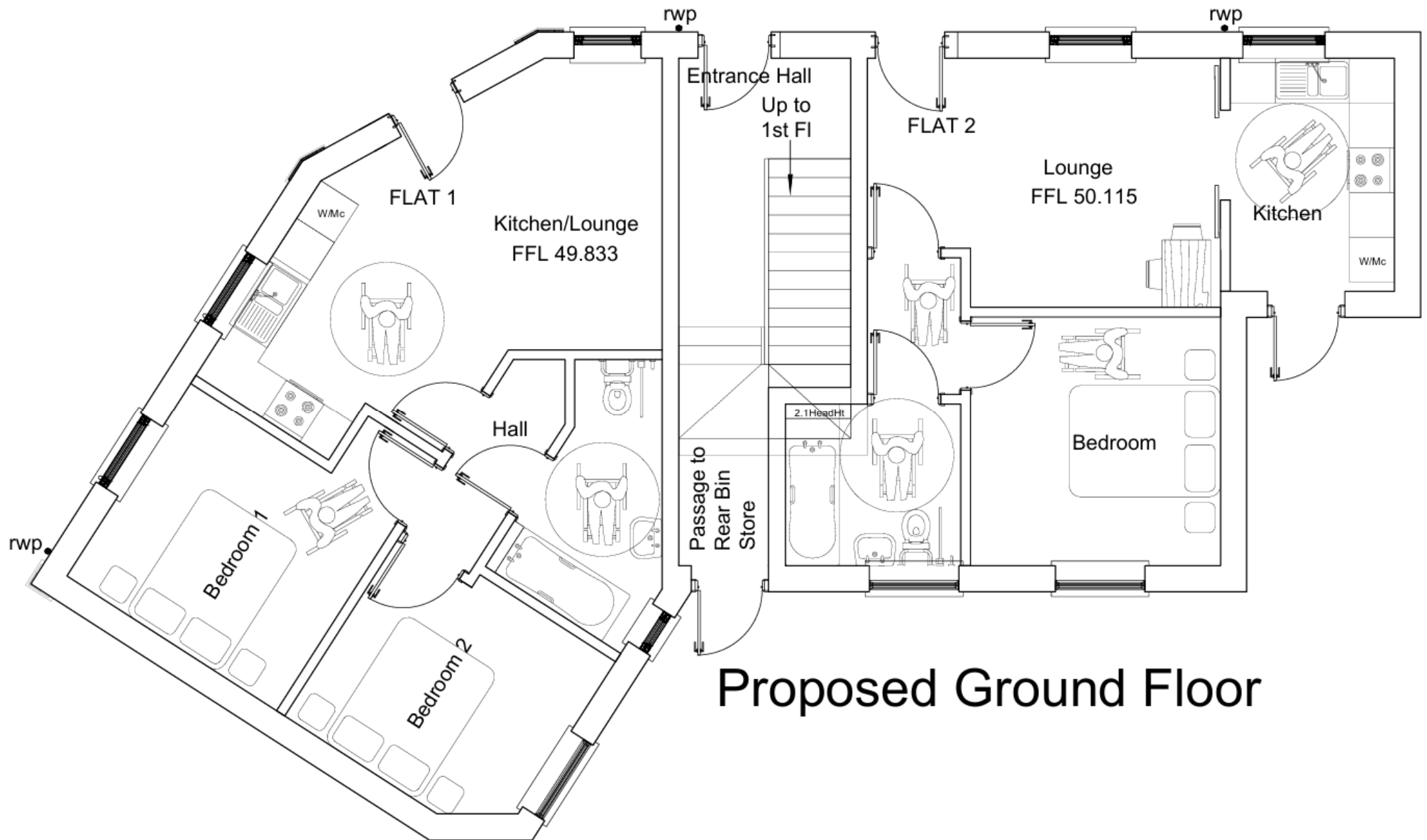
Concrete  
Blockwork  
Infill



ESS

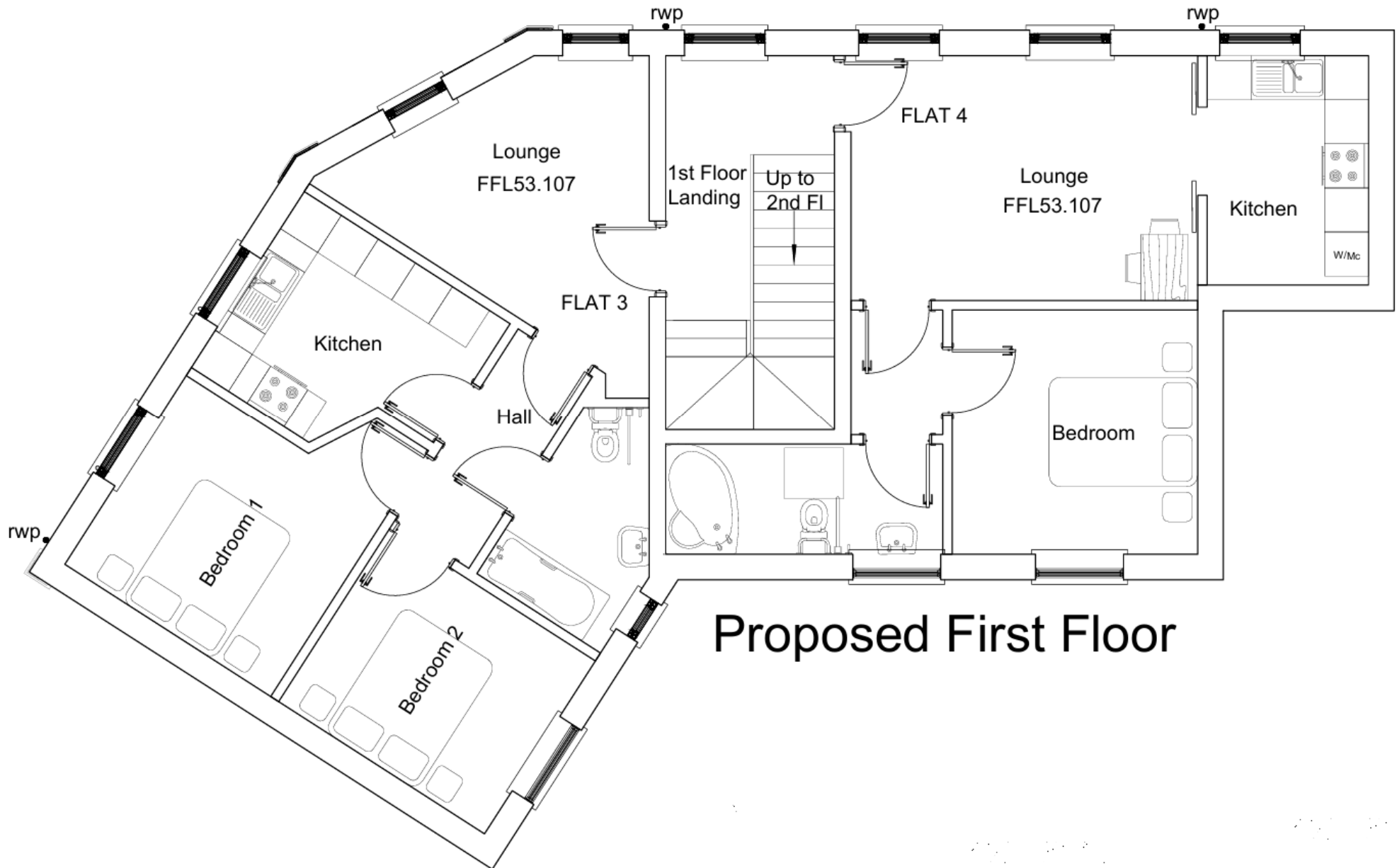
23  
PH

Proposed ground floor plan – not to scale



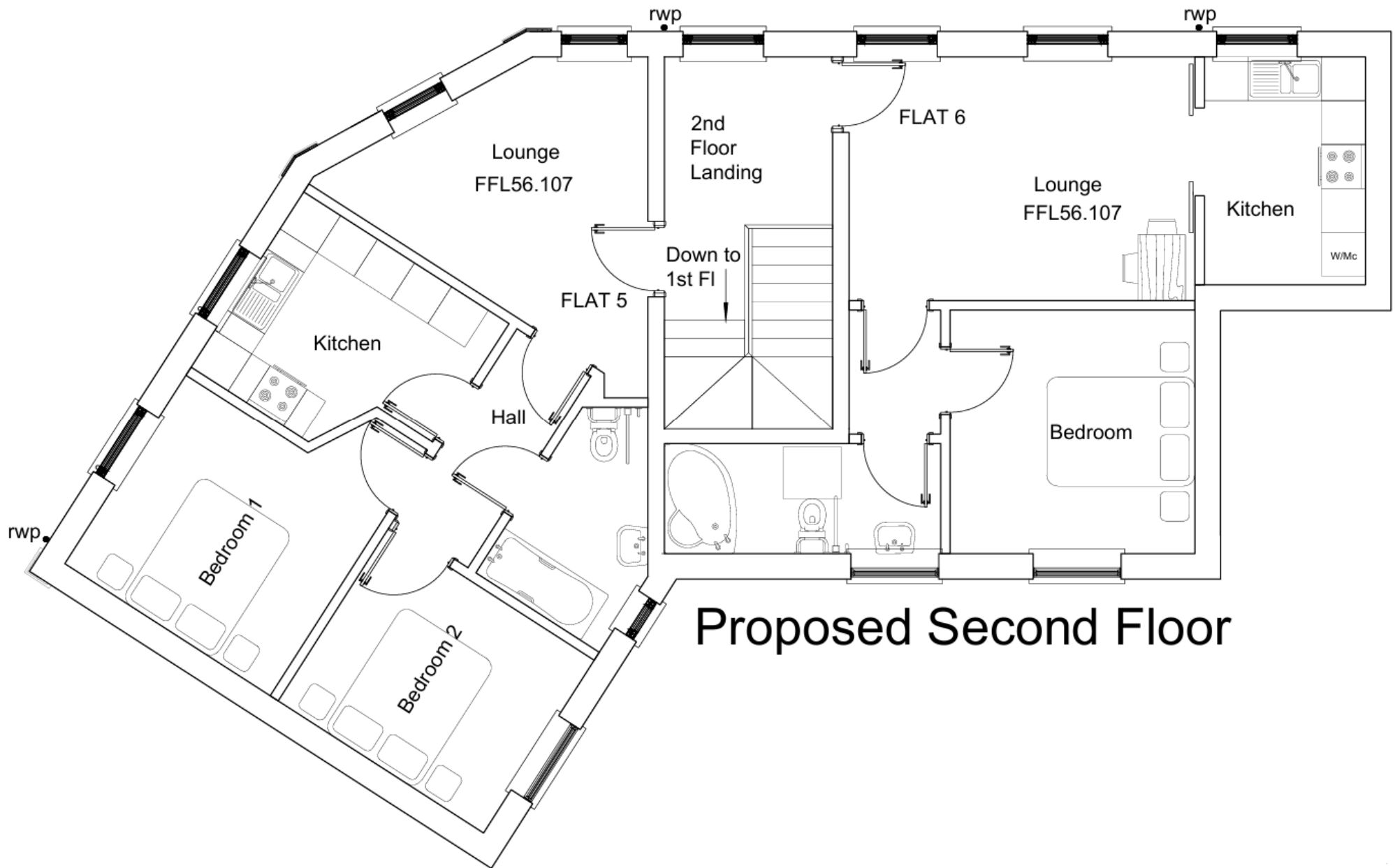
Proposed Ground Floor

Proposed first floor plan – not to scale



Proposed First Floor

Proposed second floor plan – not to scale

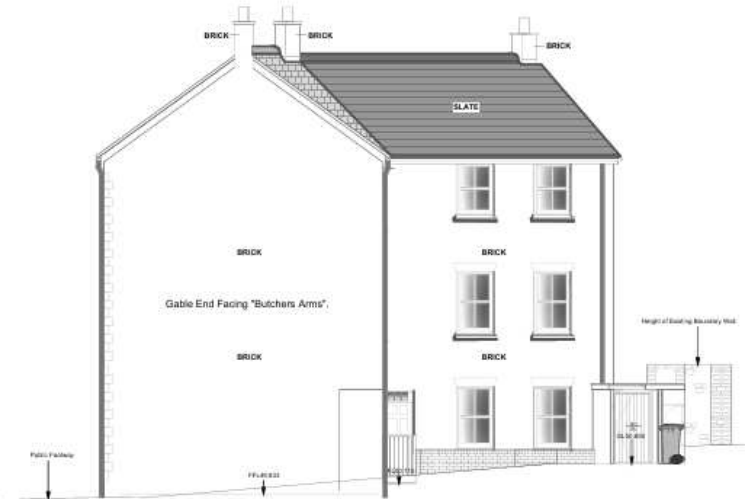


Proposed Second Floor

Proposed elevations – not to scale



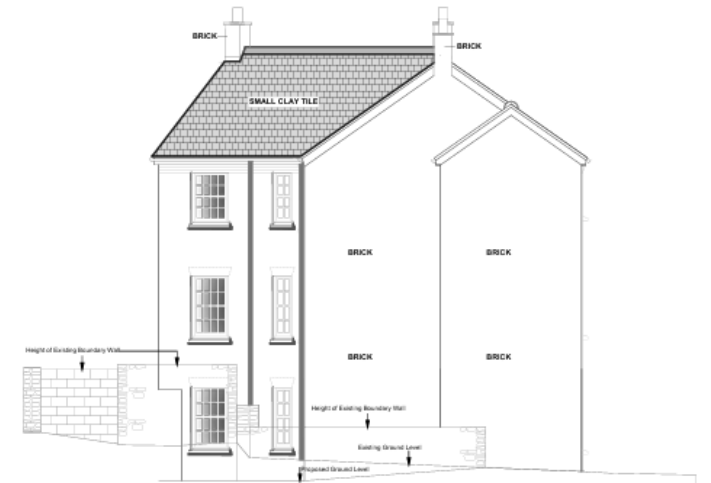
Proposed North West Elevation(As from Hendford Hill)



Proposed South West Elevation  
(Facing "Butchers Arms" Public House)



Proposed North Elevation (As from South Street)



Proposed East Elevation





*Photo from the corner of West Hendford overlooking the site.*