

DEVELOPMENT SITE FOR UP TO 31 DWELLINGS

GREENHILL RD, SANDFORD, BS25 5PF



- Outline planning permission granted
- Site extends to c. 1.87 ha/4.62 acres

View overlooking the site (approximate boundary outlined)

THE SITE – LAND OFF GREENHILL ROAD - BS25 5PF

This residential development site, which extends to approximately 4.62 acres (1.87ha), is located on the eastern side of Sandford in North Somerset, directly south of the A368. The land comprises of a single field in agricultural use and is bordered by existing dwellings and built form on all sides. The land is generally level, falling from 32.4m in the south east to 28.4m in the north west. The site borders the Mendip Hills National Landscape area, which runs along the sites southern edge.

Outline planning permission has been granted for the construction of up to 31 new dwellings, a new site access, landscaping and open space. The final layout, scale and appearance of the new dwellings are matters reserved for future approval, although 30% of the new dwellings are required to be on site affordable housing.

The site lies within Flood Zone 1, so is not located within a flood zone that restricts the delivery of residential development.

SANDFORD

The site is within walking and cycling distance to a number of local services and facilities including Sandford Primary School and the local convenience store (Spar). Additional facilities in the village include the All Saints Church and large cider farm (Thatchers), which also contains the Railway Inn Public House. There are two bus stops within c. 140m of the site.

Sandford sits within a cluster of settlements including Winscombe and Churchill which provide a wide range of complimentary services and facilities as well as access to the wider public transport network. To the west, the A368 merges onto the A371 which provides wider access to Banwell, Weston-super-Mare and Junction 21 of the M5. Weston-super-Mare is the closest and largest settlement in the area which includes a wide range of services and facilities, including numerous employment and leisure opportunities and a railway station. Weston-super Mare railway station provides direct services to Bristol Meads and Cardiff Central, and onwards to the wider rail network. Bristol Airport is located within eight miles of the site, approximately a 15 minute drive.

PLANNING, S106 , BNG & CIL

North Somerset Council granted outline planning permission (ref. 25/P/2505/OUT) on the 17th September 2026 for the development of up to 31 residential dwellings, with associated access, landscaping and open space. All matters are reserved except access. A S106 agreement accompanying the approval requires total contributions based on a scheme of 31 dwellings of £337,107 – to include a Bus Stop (£40,000), Fire Hydrant (£7,500), Secondary School Access (£197,876.65), Sustainable Travel (£5,580), TRO (£3,500), Work Support (£77,500), Youth and Communities (£1,650) and Monitoring Fee (£3,500). BNG and bat mitigation credits are required for the scheme but these have been procured by the vendors. The development will be CIL liable - the Agents understand the 2026 adjusted rate in this area to be £111.89/sqm. A planning & technical information pack which includes copies of all relevant documents and the S106 agreement is available from KLP on request.

SERVICES

Interested parties are invited to contact KLP who can provide utility information as part of the Planning & Technical pack.

METHOD OF SALE & VAT

The site is initially offered for sale by private treaty – with the intention that in due course an informal tender date will be set. Please contact the Agents to discuss this further.

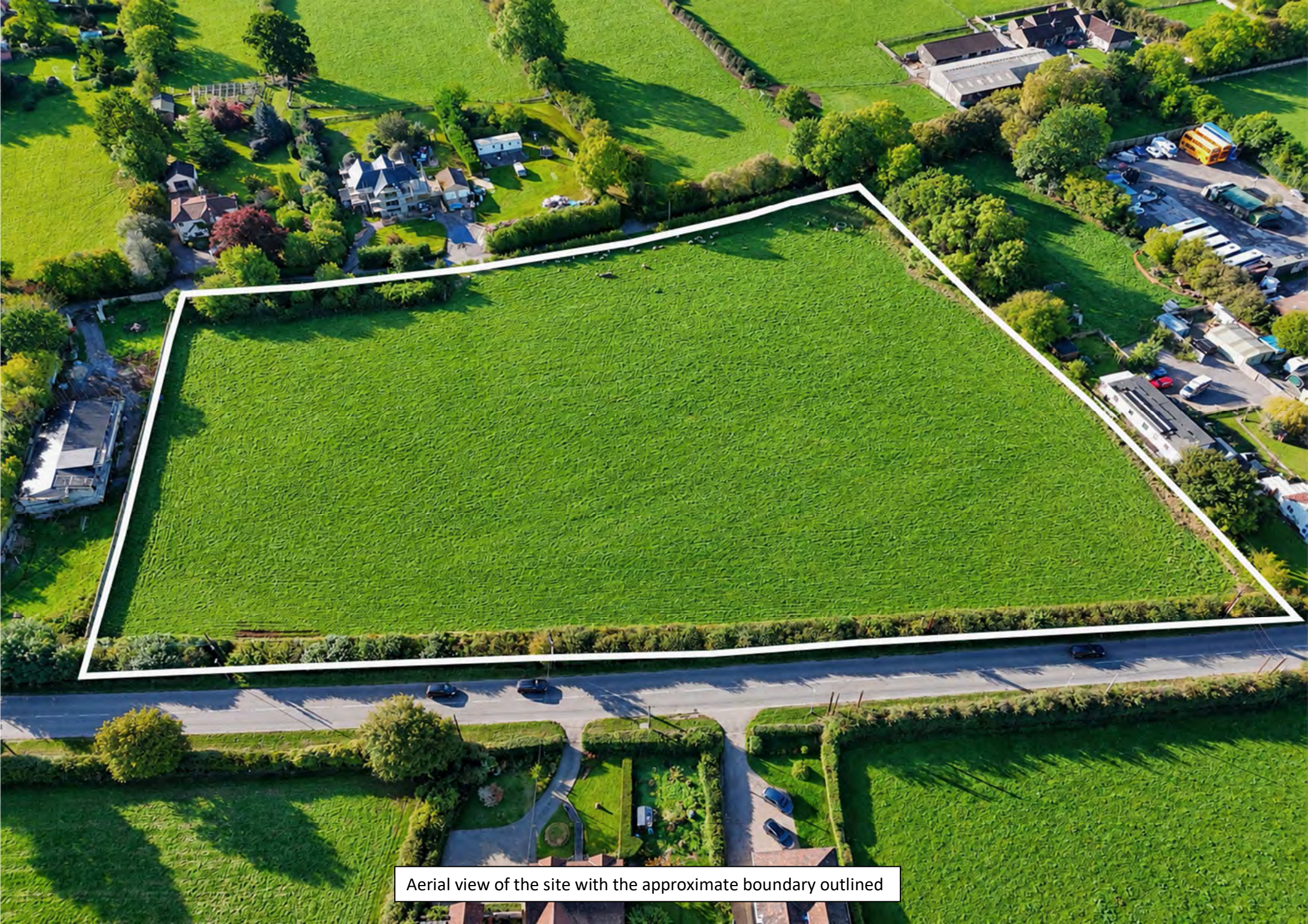
KLP are also advised by the vendors that the land has been opted to tax, and therefore VAT will be payable upon the sale.



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 1177/AM/AK

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.



Aerial view of the site with the approximate boundary outlined

Site Location Plan (not to scale)



C Revisions to reflect footway connections
Amendments

MD LG 16/09/2025
By Chk'd Date

PLANNING



0 2.5 12.5 25 50m

GREENHILL ROAD, SANDFORD SITE LOCATION PLAN

Job No/Drawing No 25700/1000C	Job Title Greenhill Road, Sandford	
Scale Date Drawn Chkd 1:1250 03/25 JE MD	Drawing Title Site Location Plan	
All Dimensions to be checked on site OS Licence No: 100022432		
pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.pad-design.com		



LANDSCAPE & ECOLOGY

1. Green edge to north of the site, accommodating retained hedgerow, footpath, tree planting and potential swale
2. Landscape edge with recently planted southern hedgerow and new tree planting to retain green character along Public Right of Way (PRoW) and to soften views from south
3. Focal green space, with specimen tree planting and Local Area of Play (LAP)
4. Retained line of mature trees covered by Tree Preservation Order (TPO) provide a positive visual amenity set within green corridor including new hedgerow planting to north
5. Attenuation at site low point
6. Community grow patches and/or fruit trees along footpath

DEVELOPMENT

7. Gateway buildings at site entrance
8. Buildings along northern edge to be set back from the A368 Greenhill Road, behind retained hedgerow and new planting, to reflect the local character
9. High quality, low density frontage facing landscape edge

ACCESS

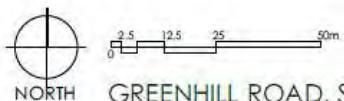
10. Vehicular access from the A368 Greenhill Road
11. Bus stop (west bound) with hard surface connection
12. Footpath connection to PRoW
13. East to west PRoW
14. Footpath connection to PRoW
15. North to south footpath connection from the A368 and PRoW (16) to the PRoW along lane to south (13)
16. New foot crossing and hard surface connection to west
17. PRoW running north

Amendments to landscape in line with SPD
F requirements
Amendments

MD JE 29/10/2025
By Chkd Date

PLANNING

Illustrative Site Masterplan
(not to scale)



GREENHILL ROAD, SANDFORD ILLUSTRATIVE MASTERPLAN



View overlooking the site (approximate boundary outlined)