

# DEVELOPMENT SITE FOR UP TO 90 DWELLINGS

LOWERSIDE LANE, GLASTONBURY, BA6 9GY

Aerial photograph showing approximate site boundary

- Outline Planning Permission
- Phosphate Credits Secured
- Approx. 6.87 ha / 17 acres

**INFORMAL TENDER – MIDDAY FRIDAY 14<sup>TH</sup> MARCH 2025**

COOPER  
AND  
TANNER

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE SITE – BA6 9GY

A broadly level greenfield residential development site with the benefit of outline planning permission (Ref.2021/2466/OTS) for up to 90 dwellings. The site is located on the northwest edge of the historic town of Glastonbury & extends to approximately 6.87 hectares (17 acres). It currently comprises of agricultural grass land with an access gate in the northeast corner off Lowerside Lane just off the A39 where the site access is proposed. There is another access gate in the southwest corner off Common Moor Drove. To the southeast of the site are allotments and the recent “Kingsfield” housing development, to the southwest are more allotments and to the northeast is Tor Rugby Club and a funeral directors. There are rhynes (drainage ditches) running along three of the boundaries (not the southwest) which are flanked by vegetation and trees.

## GLASTONBURY

The historic town of Glastonbury is famous for its Tor and Abbey Ruins and has a good range of shops, supermarkets, restaurants, cafes, public houses and health centres. It's located circa 6 miles from the Cathedral City of Wells and the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating, prestigious Millfield School, Millfield Prep, Hazelgrove Prep school, Wells Cathedral, Kings School Bruton and Bruton School for Girls. Castle Cary with its main line connection to London Paddington is nearby as is the nearest M5 motorway interchange at Dunball, Bridgwater (J23). Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## PLANNING

Outline planning consent for the erection of up to 90 dwellings along with associated open space and infrastructure (means of access to be determined only) was granted at appeal (reference:APP/Q3305/W/22/3311900) on 11th May 2023, following refusal notice dated 27th May 2022 for Planning Application 2021/2466/OTS. There are two associated Section 106 Legal Agreements dated 21st March 2023 which include the following:

- 30% Affordable Housing, of which 75% as Social Rented Dwellings and 25% as First Homes.
- Healthcare Contribution of £542 per dwelling
- LAP, LEAP & LEMP
- Monitoring fee of £3,500
- Travel Plan contributions (some of which have already been paid)

Phosphate credits have been secured for this development.

A S73 application (Ref.2024/2046/VRC) to amend the Highway access slightly was submitted on 12th November 2024, details are included within the technical pack.

## TECHNICAL

A technical pack including planning documents and ground reports is available from the agents. A utility service capacity assessment and service records report has been undertaken by Teignconsult and a copy will be made available within the planning and technical pack. However, interested parties should make and rely upon their own enquiries as to the availability and capacity of any services.

## METHOD OF SALE

Informal Tender (conditional upon the grant of the S73 consent) – All bids to be received by midday on Friday 14h March 2025 and sent by email, as an attachment, to [andrew@klp.land](mailto:andrew@klp.land) with the subject line clearly marked as Confidential Tender – Glastonbury, or delivered to Andrew Kitchener, KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB in a sealed envelope marked with “Confidential Tender – Glastonbury”.

## VAT

Please note that VAT will be chargeable on the purchase price.

## VIEWING

On site at any reasonable time, but in the first instance please contact one of the joint agents, Kitchener Land and Planning or Cooper & Tanner to make arrangements.

## CONTACT



**Andrew Kitchener or Philip Taverner – REF: 881**

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

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

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

Tel. 01392 879300



**Nick Oliver – REF: 8398**

41 High Street, Glastonbury, BA6 9DS

Email: [nick.oliver@cooperandtanner.co.uk](mailto:nick.oliver@cooperandtanner.co.uk)

Tel. 01458 834288

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ILLUSTRATIVE LAYOUT



- Application boundary
- A Vehicular/pedestrian access from Lowside Lane
- B Water Vole Habitat (retained and enhanced)
- C Swales (Sustainable Urban Drainage)
- D Tree lined street and access
- E Proposed Public Open Space (POS)
- F Proposed area of wetland
- G Proposed area of woodland
- H Surface water attenuation feature
- I Proposed landscaped boundaries
- J Locally Equipped Area of Play (LEAP min. 400m2)
- K Private courtyards (Providing frontage onto street and POS)
- L Detached/ semi-detached development edge
- M Development core
- N Proposed pedestrian connection to Common Moore Drove
- O Village green
- P Retained and enhanced vegetation
- Q Retained and enhanced drainage ditch/rhyne



Land at Lowside Lane, Glastonbury		B
Illustrative Layout		DH/DC
210301 L 02 01	NTS @ A3	Sep 2021

CliftonEmerydesign

Hems House, 84 Longbrook Street, Exeter, Devon EX4 6AP  
T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mail@cliftonemerydesign.co.uk

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LOOKING WEST ACROSS SOUTH WEST FIELD





AERIAL PHOTOGRAPH SHOWING APPROXIMATE SITE BOUNDARY