



FOR SALE

# Employment Land

Lawrence Hill, Wincanton, Somerset

From 0.5 to 6.98 acres

# Location

Wincanton is strategically located off the A303, one of the main routes into the South West from London and the South East. The town is within an hour's drive of Yeovil (15 miles), Taunton (38 miles) and Salisbury (33 miles), whilst mainline train service are available in nearby (5 miles) Templecombe with hourly trains to London Waterloo (2 hours 30 mins).

Lawrence Hill is situated on the western outskirts of the town, neighboring Wincanton Business Park and opposite the roadside scheme at Long Close, with occupiers including a KFC Drive-Thru, Marstons Inn and Travel Lodge. Major occupiers in the town include Wincanton plc, Griffith Foods and Al-Ko Gardentech.



A303



500m

Templecombe  
Railway  
Station  
5 miles



Yeovil



15 miles

Salisbury



33 miles

# Site Information

## Description

The site lies to the north of Lawrence Hill, the A371, on the western side of Wincanton and forms part of a mixed use development comprising a residential development of 80 dwellings on land to the north and employment land (Use Classes B1, B2 & B8) to the south, adjoining the A371. The overall development scheme covers 14.64 acres (5.93 hectares) and currently comprises a number of agricultural parcels which are greenfield. The site lies at the lowest level of the overall scheme, rising towards the north. The land rises from south to north.

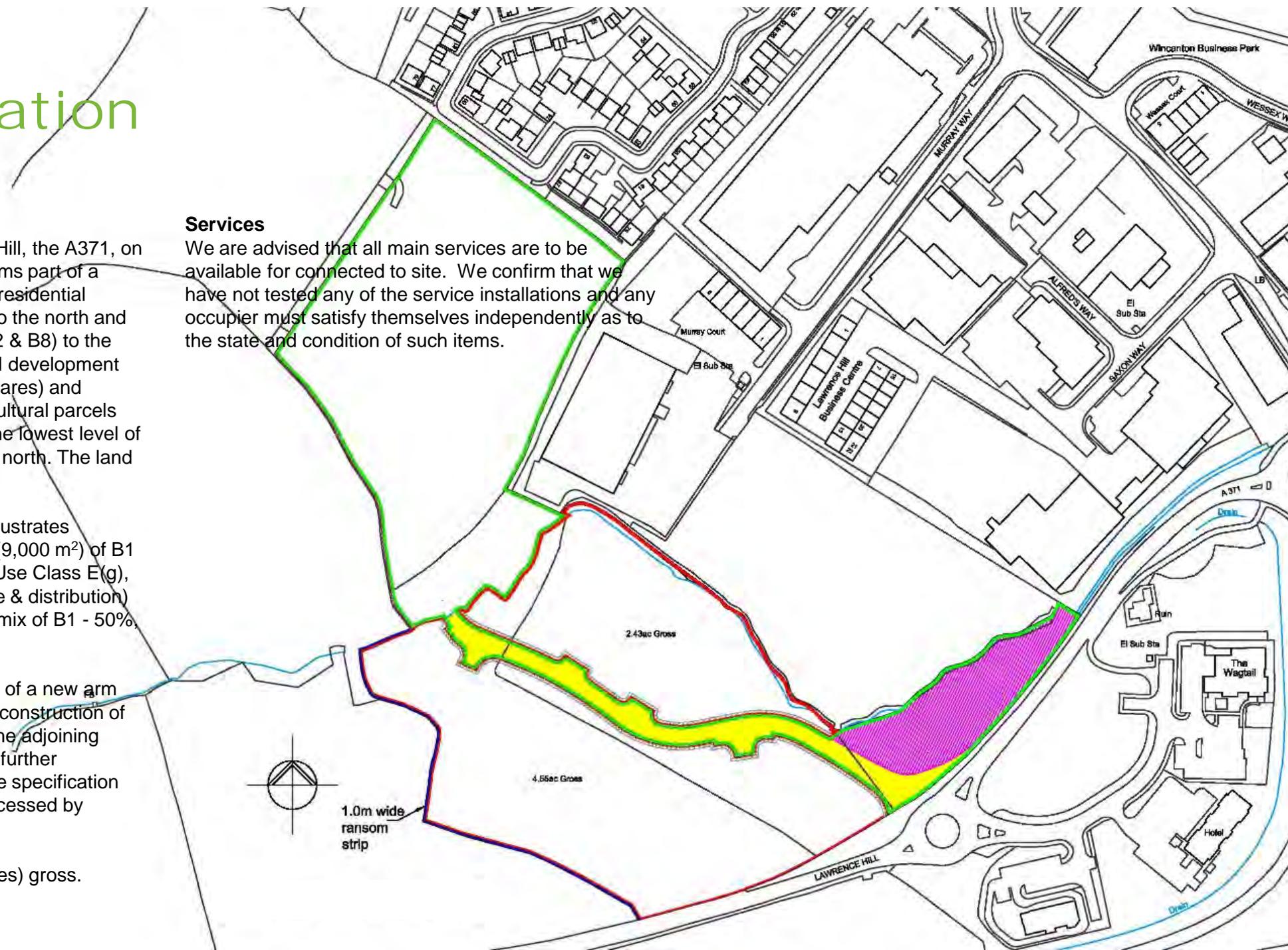
The consented (outline) master plan illustrates buildings of approximately 97,000 ft<sup>2</sup> (9,000 m<sup>2</sup>) of B1 (light industrial/office) superseded by Use Class E(g), B2 (general industrial) and B8 (storage & distribution) floorspace and provides an indicative mix of B1 - 50%, B2 - 25%, B8 - 25%.

Connection to the A371 will be by way of a new arm and elongation of the roundabout, the construction of which form part of the obligations for the adjoining residential development scheme, with further information on the agreed performance specification within the data room, which can be accessed by clicking [HERE](#).

The site totals 6.98 acres (2.82 hectares) gross.

## Services

We are advised that all main services are to be available for connected to site. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



# Indicative Masterplan



- KEY**
- Application site (5.97 ha)
  - Split between residential and commercial
  - Adoptable highway (tarmac)
  - Adoptable highway (block paving)
  - Indicative secondary / tertiary residential roads
  - Indicative commercial private drives
  - Proposed pedestrian / cycle link
  - Architecture feature
  - Indicative business unit signage
  - Possible expansion area
  - Indicative parking zones
  - Hardstanding surface
  - Flood zone 2 | 3
  - Proposed residential: Lower / Higher density
  - Proposed B1, B2 & B8 in commercial zones:  
 A - 3,000 sqm (4,500 sqm with mezzanine)  
 B - 2,400 sqm (3,600 sqm with mezzanine)  
 C - 600 sqm (900 sqm with mezzanine)  
 Total: 9,000 sqm
- Landscape elements:**
- Existing trees
  - Existing hedgerow
  - Proposed trees and hedges
  - Proposed fruit trees

Proposed landscaping elements are indicative.

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Scale: 1:2000

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Rev.	Date	Description	Drawn by
A	25.07.19	Updated following comments	SB
B	25.07.19	Minor updates	SB
C	29.07.19	Minor updates	SB
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Project: **Lawrence Hill, Wincanton**  
 Drawing: **Masterplan**  
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Project No: 1850	Drawing Status: PLANNING
Dwg No: 1100	Date: 24.07.2019
Rev: C	Scale: 1:2000@A3
Drawn by: SB	Checked by: SH

# Planning | Technical | Tenure | Pricing

## Planning

The site, in connection with the adjacent land to the north, has outline planning consent (application ref. [19/02245/OUT](#)), dated 21 April 2022:

*'Outline application with all matters reserved save for access from A371 Lawrence Hill for light industrial (Use Class B1), general industrial (Use Class B2), storage and distribution (Use Class B8) and residential development (Use Class C3) with associated works.'*

Full details of the above, with supporting documents including the Unilateral Undertaking and S106 Agreement are within the dataroom for the development, which can be accessed by clicking [HERE](#).

The access road, connecting to the A371 is to be constructed in connection with the delivery of the residential development to the north of the site. Full details of this are contained in the dataroom.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## Technical Documentation

Within the dataroom, accessed by clicking [HERE](#), there are various technical reports for the site in support of the planning consent:

- Topographic Survey
- Landscape & Visual Assessment
- Tree Constraints Plan
- Ecological Impact Assessment
- Transport Assessment
- Framework Travel Plan
- Foul Drainage Assessment
- Historic Environment Assessment
- Ground Investigation Report
- Geophysical Survey Report

## Tenure

The land is available on a freehold basis with vacant possession. The site is to be sold as a whole, although consideration will be given to splitting the site into smaller serviced plots.

## Purchase Price

There are several options for purchase of the site, totaling 6.98 acres (2.82 hectares), either as a whole or alternatively smaller individual plots by negotiation. Guide prices start from £300,000 per acre (gross).

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

## Symonds & Sampson

Burraton House  
5 Burraton Square  
Poundbury  
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AK Ref: AM March 2024

Subject to Contract

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