



McAllisters Estate Agents Frome
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Directions: From our offices in the Market Place proceed to the top of North Parade at the junction with Bath Road carry straight across, at the traffic lights continue taking the turning right into Gypsy Lane and the site will be found on the left hand side just beyond the turning to Highfield.

www.mcallistersestateagents.co.uk



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** This superb opportunity to purchase a site with planning permission to build three substantial detached houses * Edge of town location with easy access to popular Frome town centre (1 mile) and access to the Frome by-pass and Bath (13 miles) * Mains water, electricity and gas available nearby within Gypsy Lane * Opportunity to create three substantial detached dwellings with generous sized gardens.**

Situation: This superb site sits to the south of Highfield on the northern outskirts of this popular market town. Frome is acclaimed for its excellent range of independent shops, boutiques and bistros, together with the renowned monthly Artisan market. With more Listed properties than any other town in Somerset, Frome has become one of the area’s most desirable and characterful market towns, offering a strong blend of period architecture, local culture and day to day amenities. The town has good communication links with easy access to the Frome bypass, the Georgian city of Bath approximately 13 miles away and Bristol approximately 20 miles away. There is a regular train service from Frome and Westbury to London, together with excellent local attractions such as The Newt near Castle Cary, Stourhead National Trust gardens, Babington House and Longleat.

Description: A rare opportunity to purchase a plot with planning permission for three substantial detached dwellings with parking and generous sized gardens which will back onto the already established gardens and grounds of Highfield. The site offers the opportunity to create a small, high quality residential scheme in an established and attractive setting, with the benefit of outline planning permission already in place. Notification of decision was granted in 2025 under application number 2025/2137/OUT with outline consent to build three detached dwellings subject to reserved matters, with further information available through the selling agents.

The Scheme: The reserved matters application will allow the

- **OUTLINE PLANNING (SUBJECT TO RESERVED MATTERS)**
- **TO CREATE THREE SUBSTANTIAL DETACHED DWELLINGS**
- **SINGLE SHAREED VEHICULAR ACCESS OFF GYPSY LANE**
- **APPLICATION NUMBER 2024/1132/BIP**
- **DESIRABLE EDGE OF TOWN LOCATION**
- **BATH SIDE OF FROME**

purchaser to refine the detailed layout, scale, appearance, landscaping and access arrangements, giving scope to create a scheme that is both attractive to the local market and appropriate to the surrounding residential setting. Mains water, electricity and gas are available nearby within Gypsy Lane. The sellers have established a cost for the installation of a shared drainage system for both foul and surface water, erection of suitable fencing as well as the formation of a new vehicular access and connection of relevant services to the site, with further details available through the selling agents. The site should appeal to developers and purchasers seeking a consented residential development opportunity in a desirable Frome location, with all three plots being sold together and with the benefit of the planning principle already established.

Viewing: By appointment through the selling agents McAllisters 01373 453592 who will arrange to meet prospective purchasers on site.

