

Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP
Freehold Land with Residential Development Opportunity
Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



BLUE ALPINE

PROPERTY CONSULTANTS



Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

Freehold Land with Residential Development Opportunity

Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



Investment Consideration:

- Purchase Price: £125,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises plot of land (former car park) situated at rear of The Bear Inn public house
- Planning approved in November 2025 for construction of 3 residential dwellings (C3)
- Total Approved GIA: 298.25 sq m (3,209 sq ft)
- The development would benefit from 7 car parking spaces and 3 EV charging stations, as well additional 2 visitor car parking spaces
- Situated in the heart of the town centre with occupiers close by including Post Office, Co-Op Food, Barber Shop and Takeaway and more.



Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

Freehold Land with Residential Development Opportunity

Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



Development Opportunity:

Planning approved in November 2025 for construction of 3 x self-contained residential dwellings (C3) including 1 x 2-bedroom 2 storey house and 2 x 3-bedroom 2½ storey houses. The development would benefit from 7 car parking spaces with 3 EV charging points, providing the following accommodation and dimensions:

House 1: 112 sq m (1,205 sq ft)

Ground Floor: Open plan kitchen/living/dining, wc, private garden
First Floor: 2 bedrooms, 1 bathroom
Second Floor: 1 bedroom (en-suite)

House 2: 112 sq m (1,205 sq ft)

Ground Floor: Open plan kitchen/living/dining, wc, private garden
First Floor: 2 bedrooms, 1 bathroom
Second Floor: 1 bedroom (en-suite)

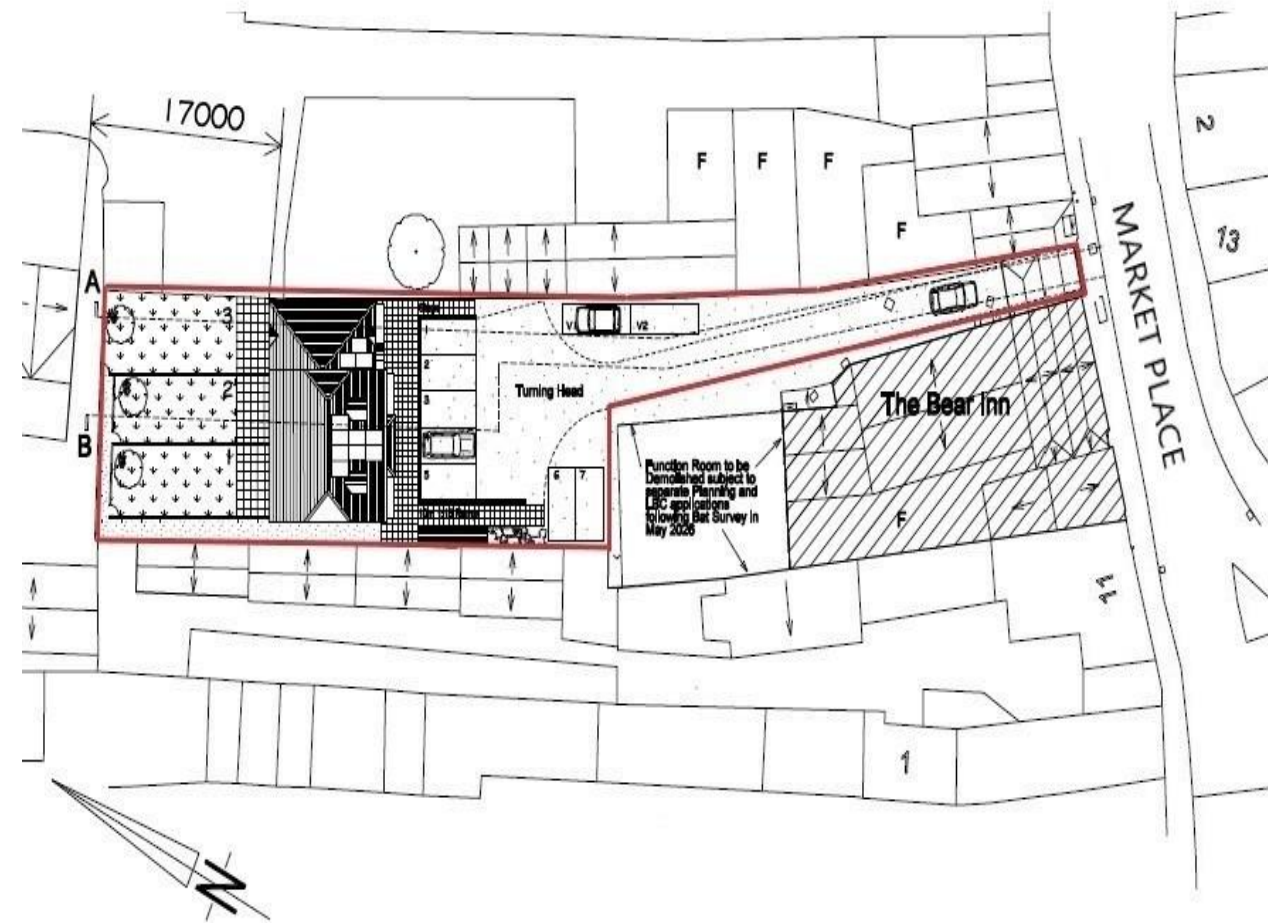
House 3: 74.25 sq m (799 sq ft)

Ground Floor: Open plan kitchen/living/dining, wc, private garden
First Floor: 2 bedrooms, 1 bathroom

Total Approved Residential GIA: 298.25 sq m (3,209 sq ft)

For more information, please refer to South Somerset planning portal with planning reference: 25/01207/FUL

<https://publicaccess.southsomerset.gov.uk/online-applications/>



Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

Freehold Land with Residential Development Opportunity

Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



Plot 1

Plot 2

Plot 3

Front Elevation



Plot 3

Plot 2

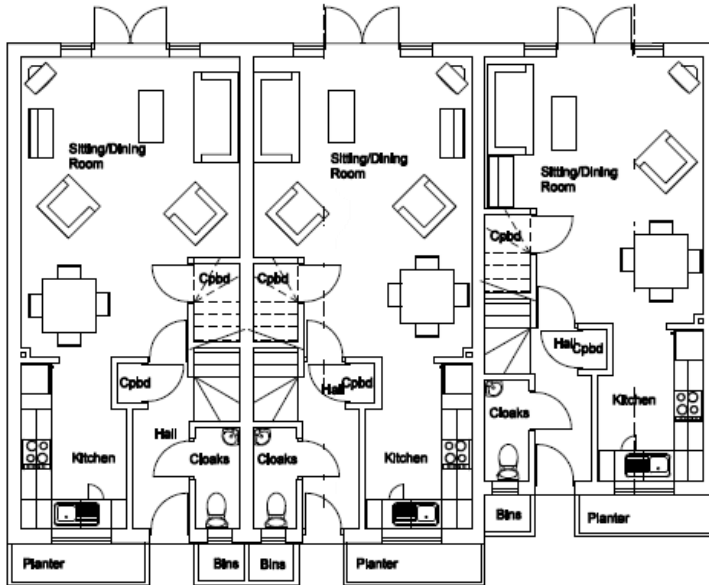
Plot 1

Rear Elevation

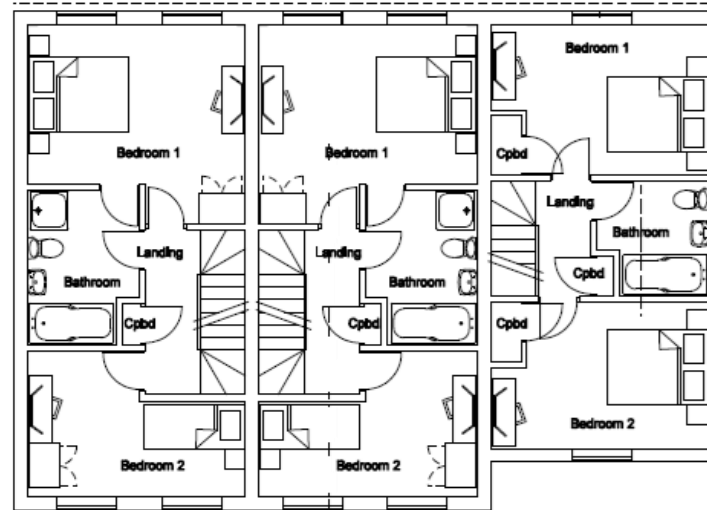
Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

Freehold Land with Residential Development Opportunity

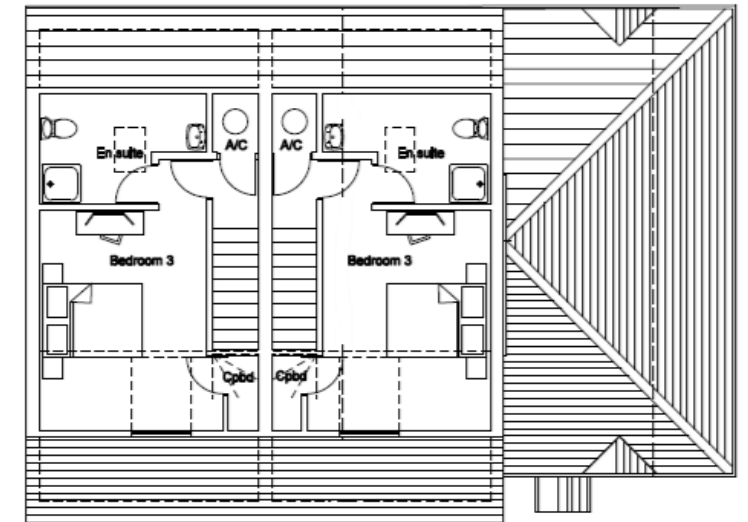
Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



Plot 1 Plot 2 Plot 3
Ground Floor Plan



Plot 1 Plot 2 Plot 3
First Floor Plan



Plot 1 Plot 2 Plot 3
Second Floor Plan

Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

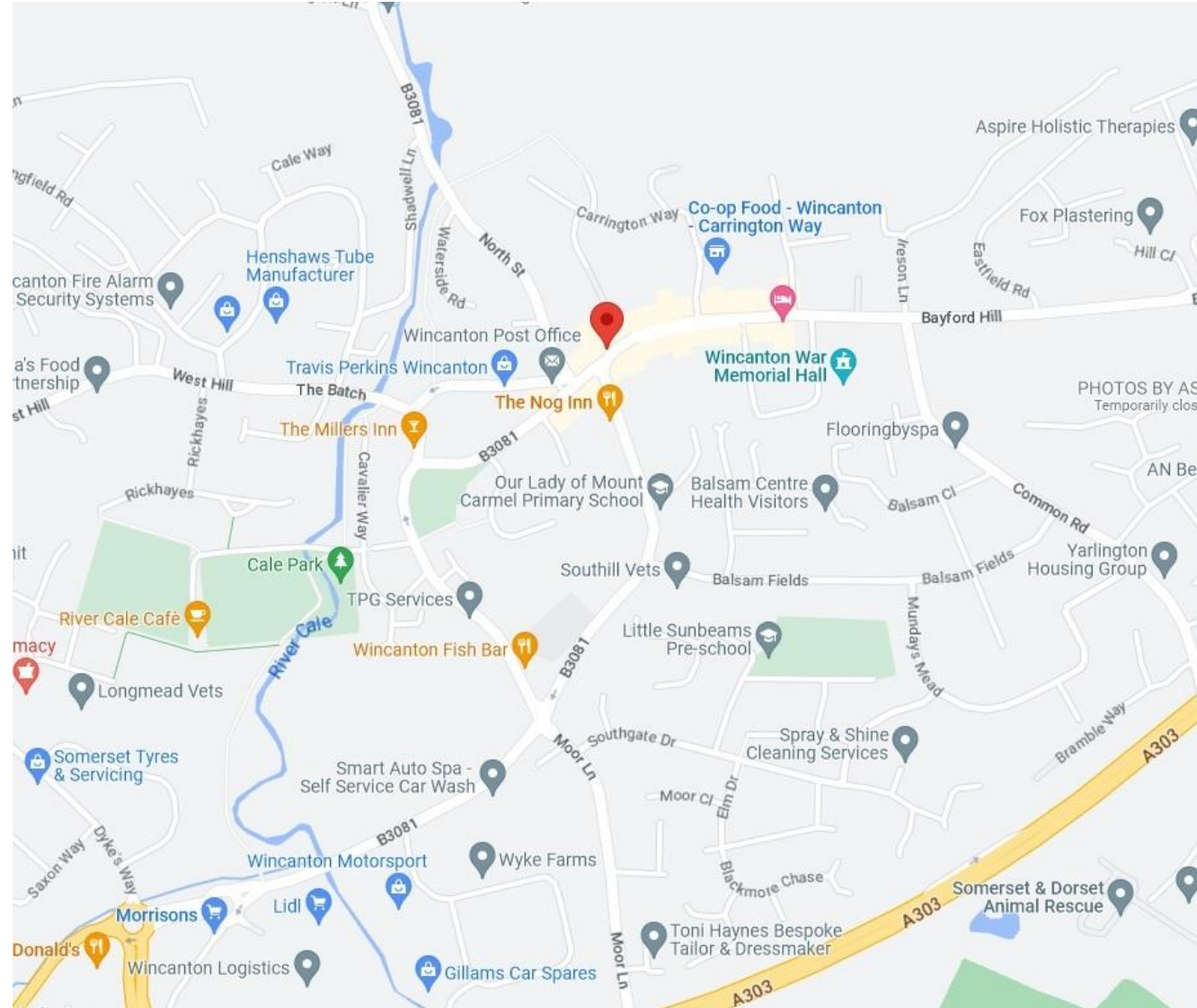
Freehold Land with Residential Development Opportunity

Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)



Location:

The property is located on Market Place in a prime position within the popular Somerset town of Wincanton. The town lies off the A303 trunk road between London and the South West and has a population of approximately 6,000 residents. Wincanton is situated on the northeast edge of Blackmore Vale, 12 miles North East of Yeovil and 10 miles North West of Shaftesbury. A wide range of amenities are available locally along with both primary and secondary schools.



Wincanton – Land at Rear of The Bear Inn, 12 Market Place BA9 9LP

Freehold Land with Residential Development Opportunity

Planning approved in November 2025 for construction of 3 x Residential Dwellings (C3)

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.