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



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Investment Consideration:

- Purchase Price: £100,000
- 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.



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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:

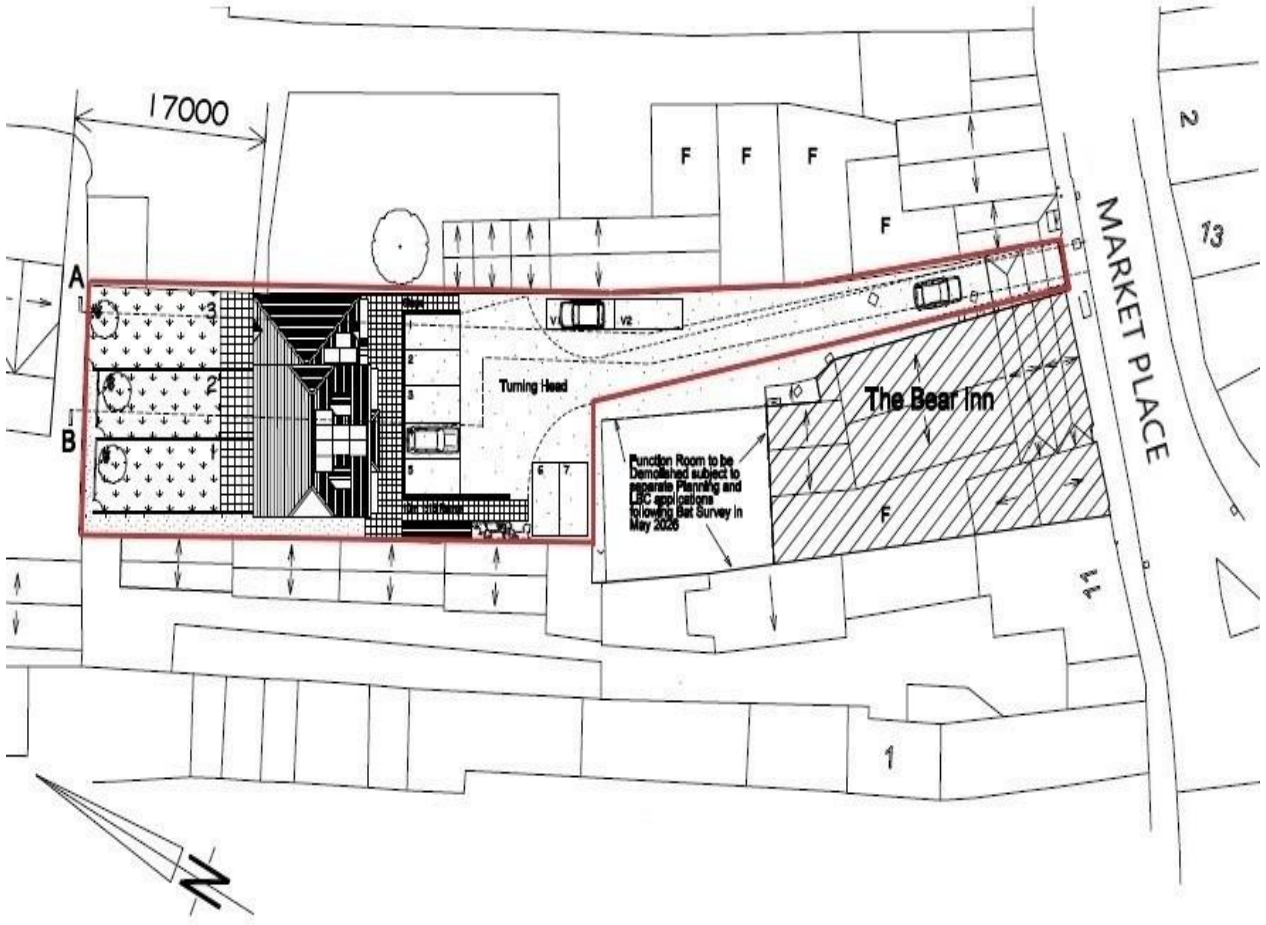
House 1: 112 sq m (1,205 sq ft)
Ground Floor: Open plan kitchen/living/dining, wc, private garden
First Floor: 2 bedrooms, 1 bathroom
Second Floor: 1 bedroom (en-suite)

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/



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Plot 1 Plot 2 Plot 3

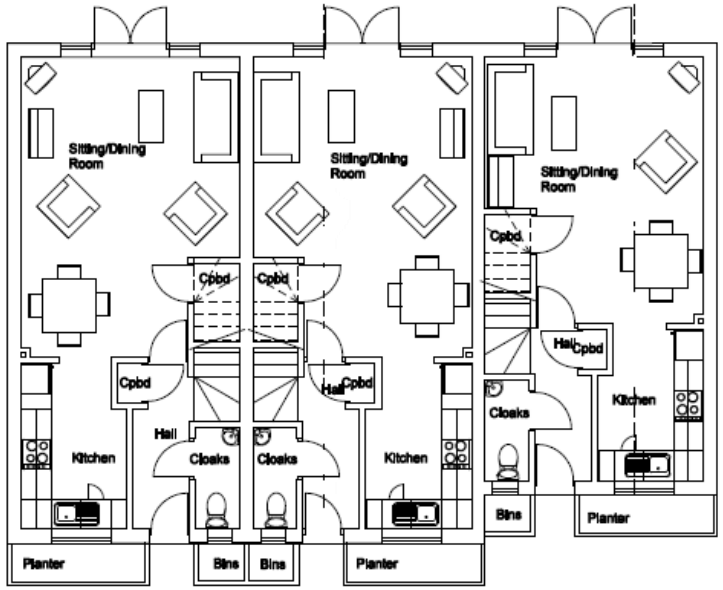
Front Elevation



Plot 3 Plot 2 Plot 1

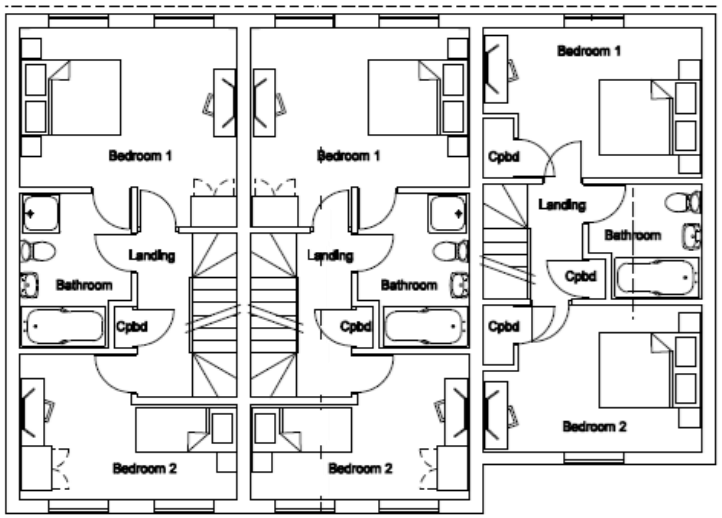
Rear Elevation

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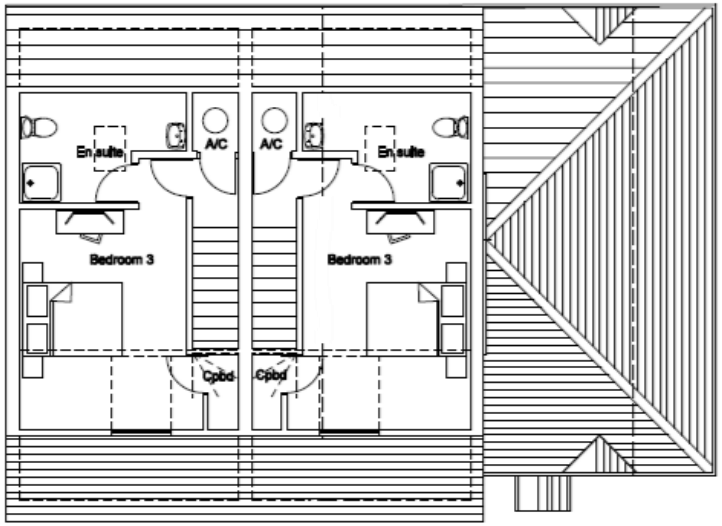
Plot 1 Plot 2 Plot 3

Ground Floor Plan



Plot 1 Plot 2 Plot 3

First Floor Plan



Plot 1 Plot 2 Plot 3

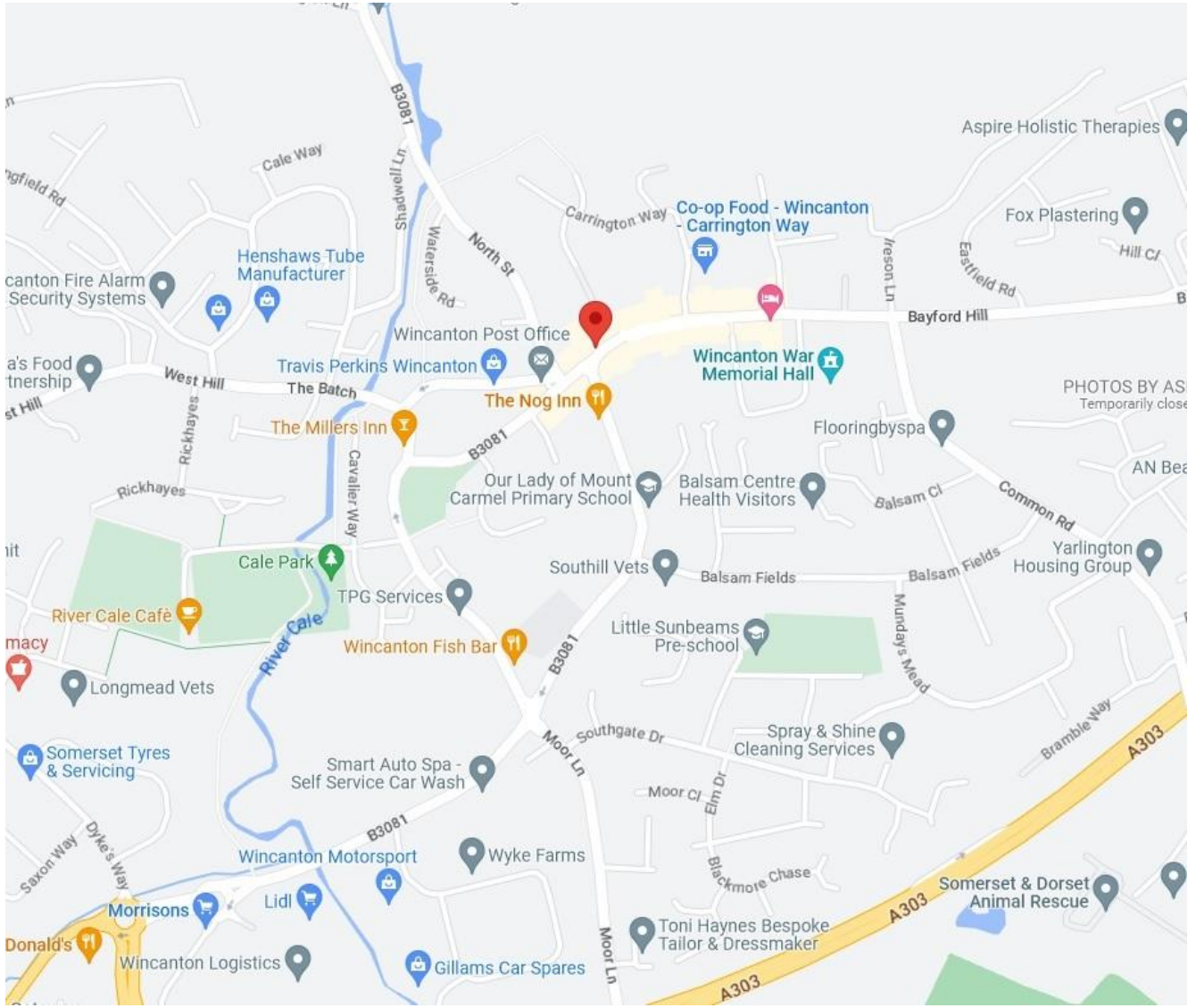
Second Floor Plan

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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.



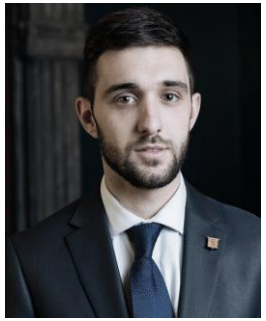
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Contacts:

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