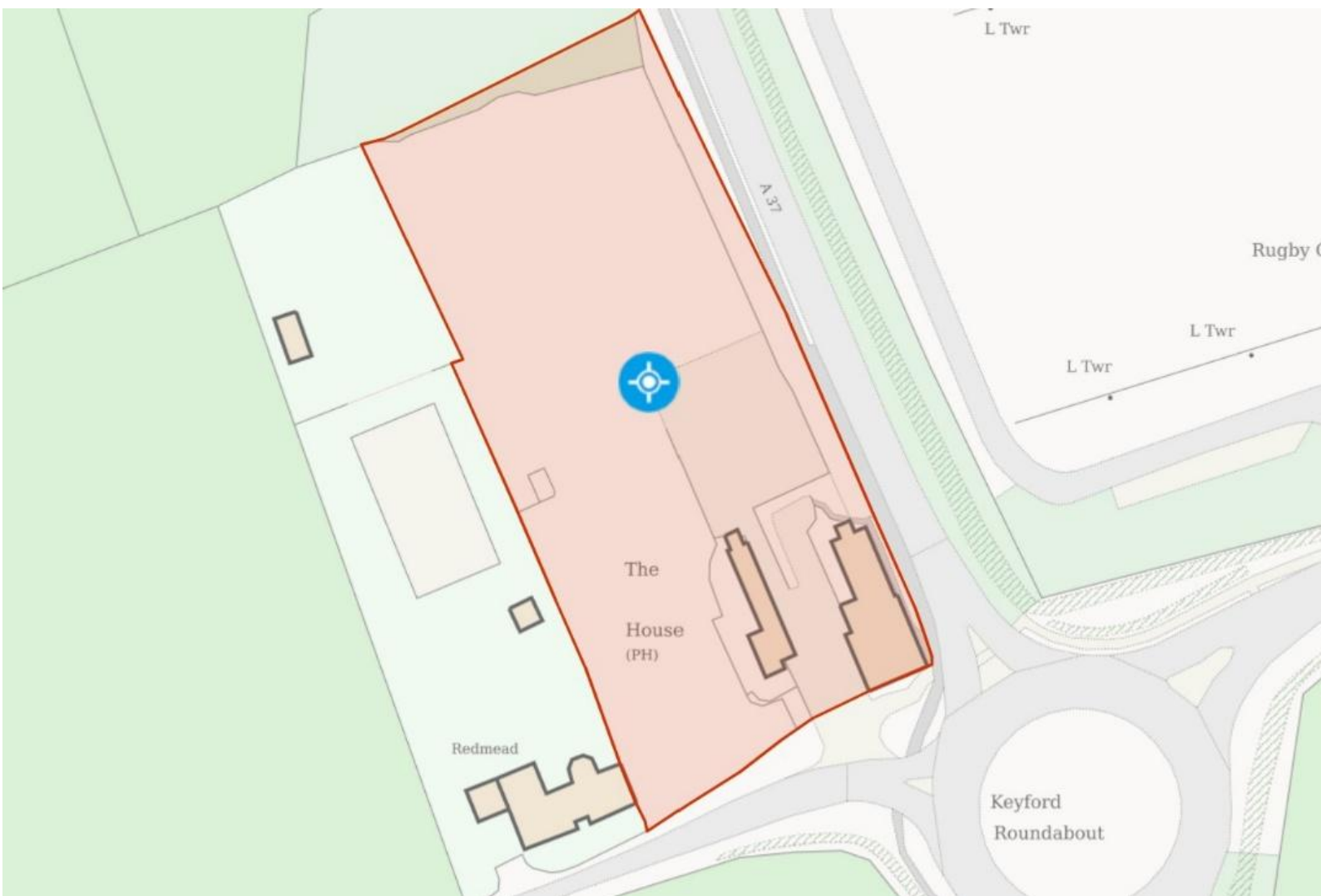


**FOR SALE FREEHOLD – GUIDE PRICE £650,000 + VAT**  
**THE RED HOUSE, DORCHESTER ROAD, YEOVIL,**  
**SOMERSET, BA22 9RA**



- Prominent roadside position fronting the A37 roundabout in Yeovil
- Large plot size of c. 2.19 acres
- Substantial car park for c. 40 vehicles
- In close proximity to the proposed Sustainable Urban Extension for c. 800 dwellings (planning committee has resolved to grant planning consent, subject to entering into a S106 Agreement.)
- ***Consideration will also be given to a sale of part of the site, being the paddock land to the rear of the pub car park and an associated vehicular access route***

## Location

Yeovil is a principal town in South Somerset, located approximately 5 miles north of the Dorset border and 20 miles inland from the Jurassic Coast. It lies on the A37, a key route connecting Yeovil to Dorchester, and benefits from strong transport links including a nearby mainline railway station offering direct services to London and the South West. The area is well-positioned for access to popular coastal destinations such as Weymouth, Bournemouth, and Poole, as well as the wider Dorset countryside.

The Red House occupies a prominent roadside position on the A37 roundabout, just south of Yeovil, benefiting from approximately 14,000 daily vehicle movements. Access is located adjacent to the proposed roundabout junction improvements.

Nearby amenities include residential dwellings, walking routes, and tourist attractions, with the property serving both local residents and passing trade.

## Property Description

The Red House is a two-storey detached property with natural stone elevations beneath a pitched slate roof, featuring a red-tiled canopy above the entrance and later additions to the side.

## Accommodation

The ground floor provides two principal trading areas, including a restaurant and a separate function room which also serves as a skittle alley. Ancillary areas include a well-appointed catering kitchen, customer WC facilities, and storage rooms.

The first floor provides private accommodation comprising three bedrooms, a fitted kitchen, and lounge.

Externally, the property benefits from extensive grounds including a large beer garden and landscaped gardens, alongside a substantial car park with capacity for approximately 40 vehicles.

A range of outbuildings sit alongside the car park access driveway. The property is fully enclosed, with a substantial close-boarded fence along the A37 frontage.

The property's total GIA is approximately 6,295 sq ft (including outbuildings) and it occupies a site extending to circa 2.192 acres.

## Tenure

Freehold. The property is held under Title Number ST78220. Part disposal may be considered, with the land to the side and rear of the property available by separate negotiation.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact Somerset local planning authority.

The site is in close proximity to the proposed south Yeovil Sustainable Urban Extension for c. 800 dwellings (planning committee has resolved to grant planning consent, subject to entering into a S106 Agreement).

Planning application **15/01000/OUT**.

## Services

Interested parties must rely on their own enquiries to confirm what services are available at the site.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £9,600 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band C.

## Virtual Tour

<https://my.matterport.com/show/?m=qyxnsVoVfiw&help=1&gt=1&ts=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

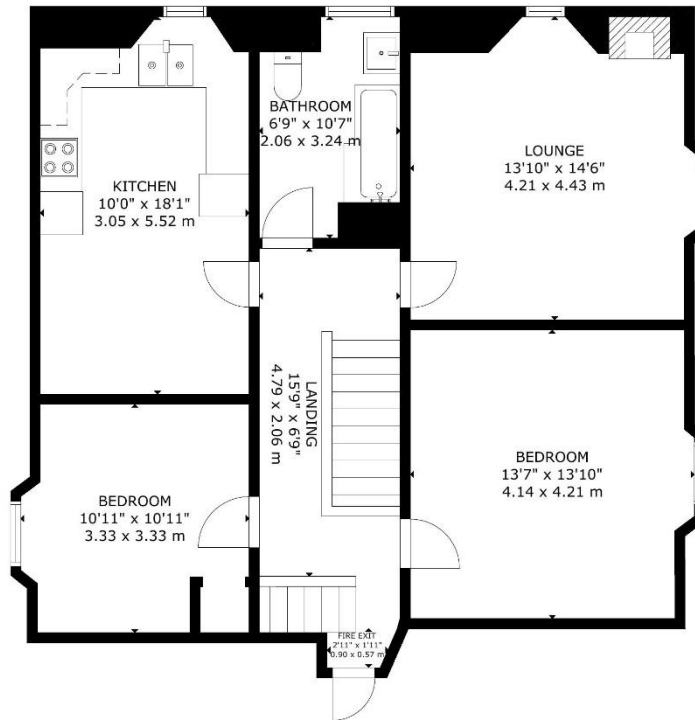
## Enquiries



Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

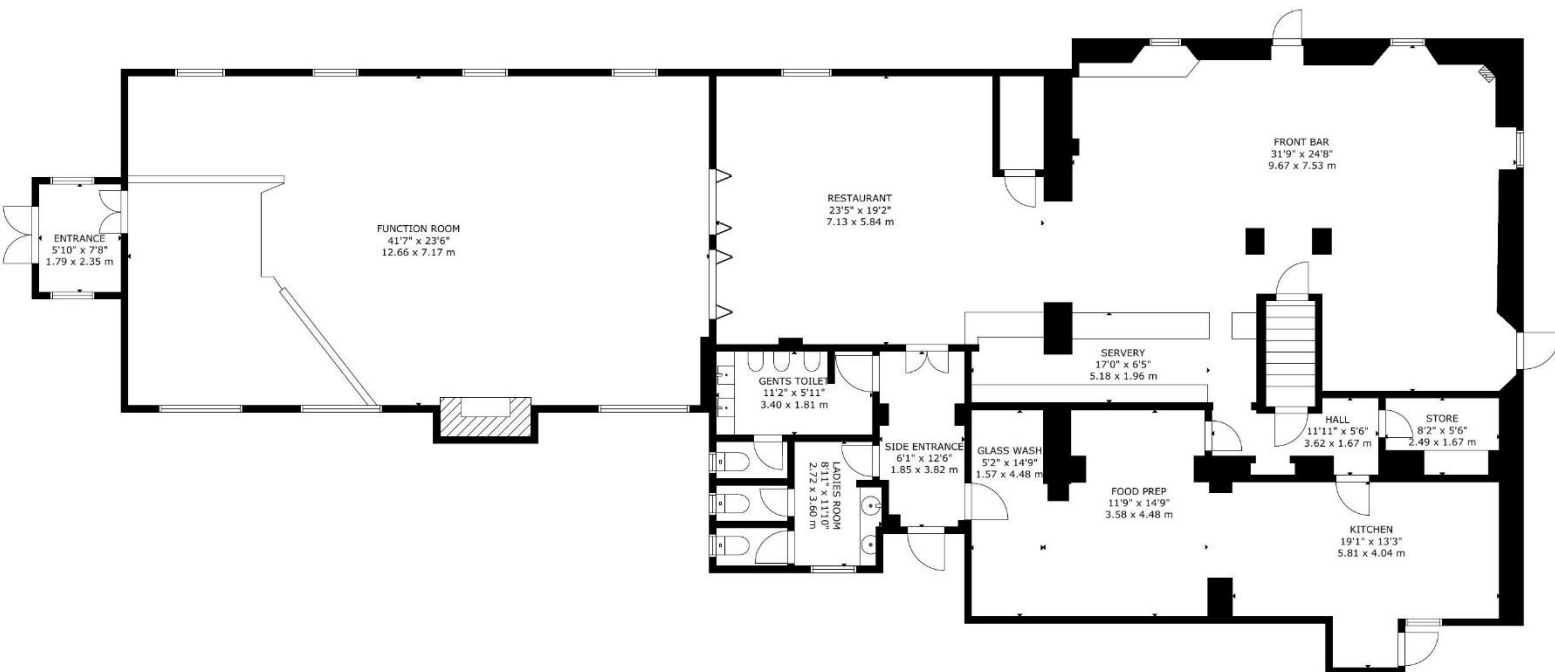






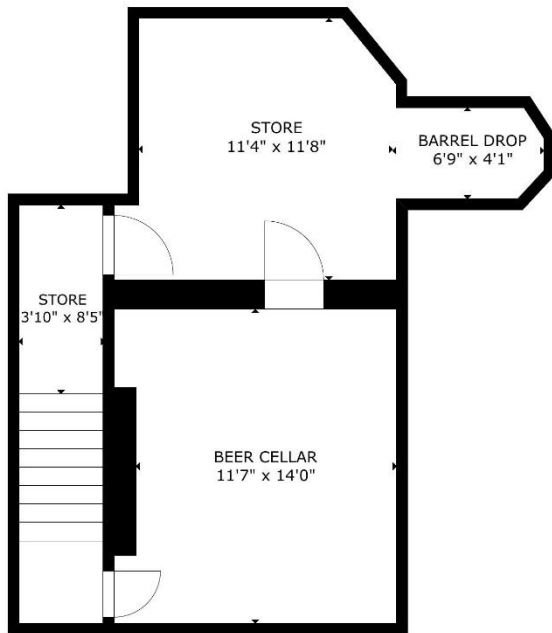
GROSS INTERNAL AREA  
TOTAL: 479 m<sup>2</sup>/5157 sq.ft  
BASEMENT: 40 m<sup>2</sup>/430 sq.ft, GROUND FLOOR: 296 m<sup>2</sup>/3184 sq.ft  
FIRST FLOOR: 82 m<sup>2</sup>/882 sq.ft, SECOND FLOOR: 61 m<sup>2</sup>/661 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR

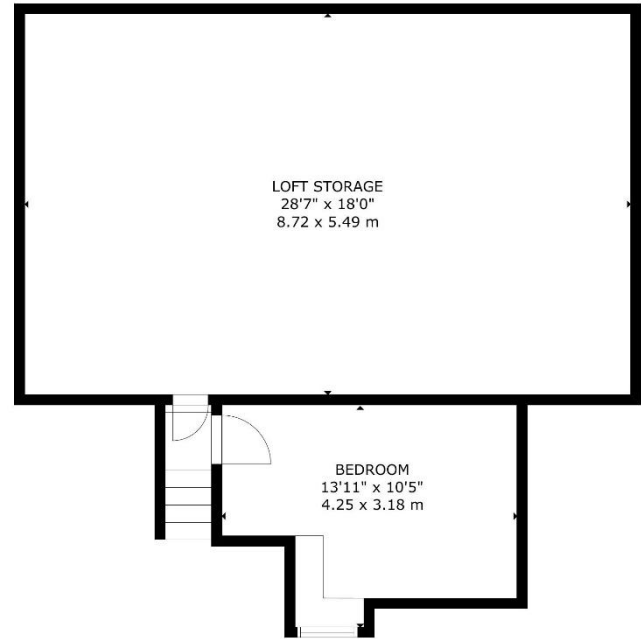


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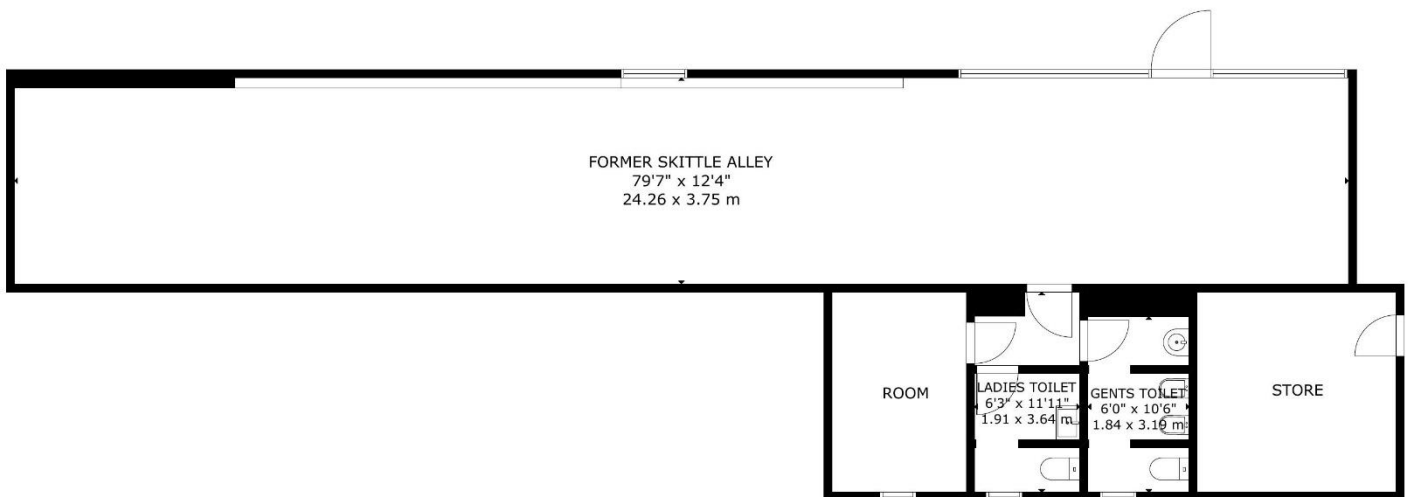
GROUND FLOOR



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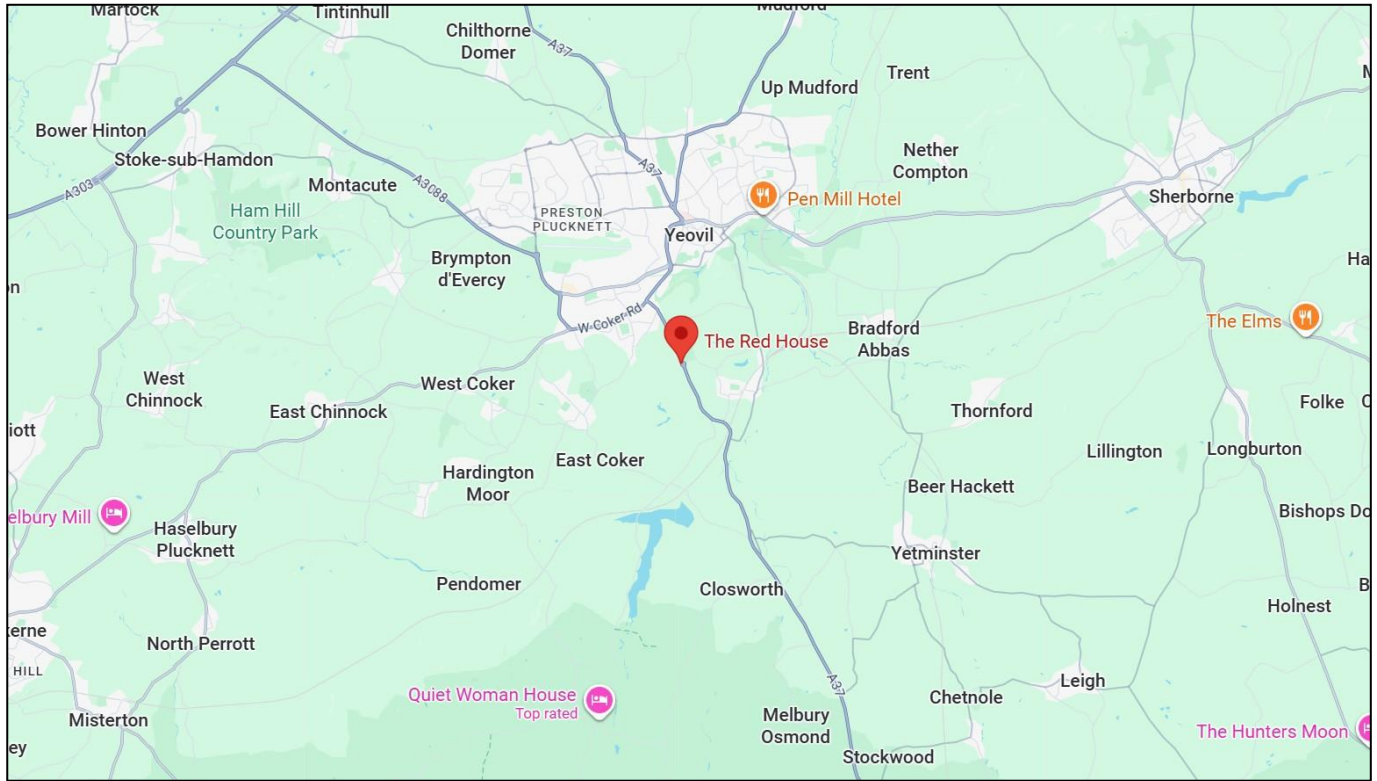
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SEE: AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA  
TOTAL: 106 m<sup>2</sup>/1,138 sq.ft.  
GROUND FLOOR: 106 m<sup>2</sup>/1,138 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

**Location Plan**



**Indicative Masterplan of proposed Yeovil Sustainable Urban Extension**



**Important notice**

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## Our Services & Offices

