

*For Sale / Investment Opportunity*



*Land & Minerals at Doulting Stone Quarry*

| Shepton Mallet, Somerset |

**Carter Jonas**

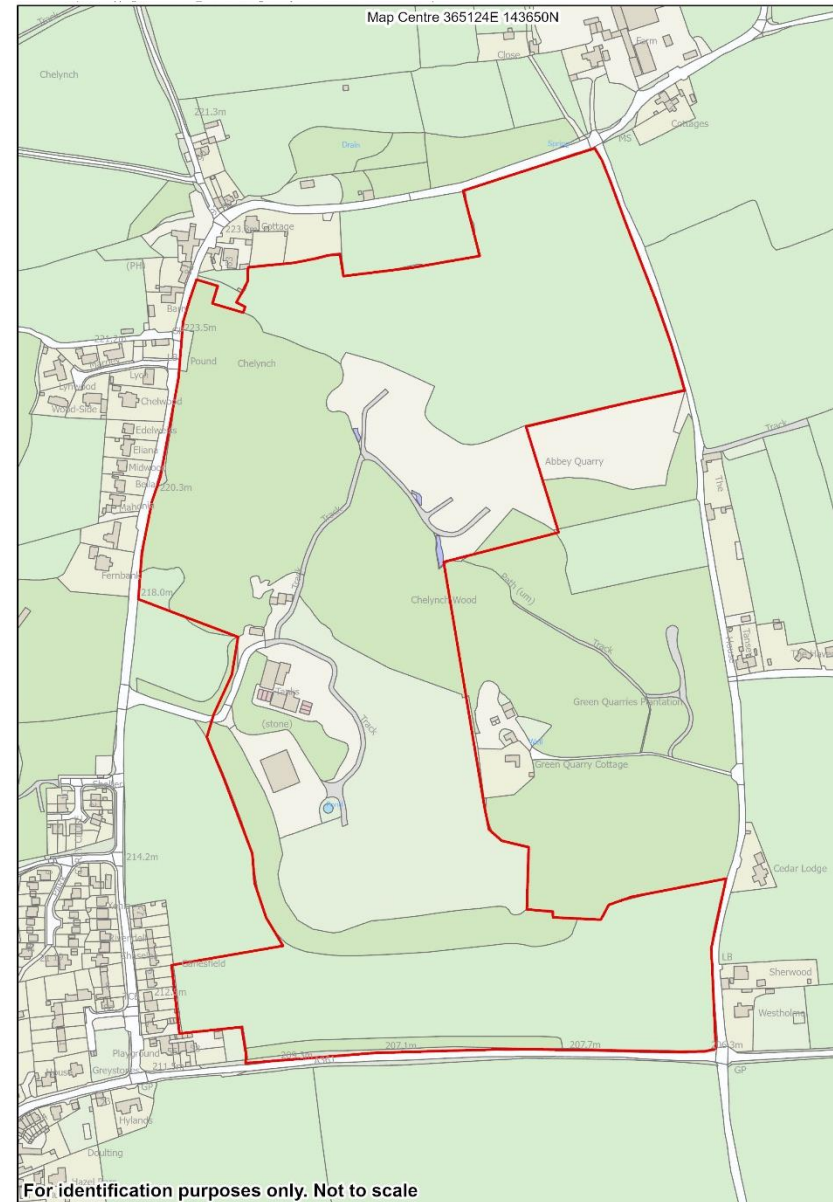


**LAND & MINERALS at  
Doulting Stone Quarry,  
Chelynch Road,  
Shepton Mallet,  
Somerset  
BA4 4PZ**

59.12 acres (23.92 hectares) of an operational Dimension Stone Quarry with aggregate crushing consent and future commercial development subject to planning.

**£3,750,000 GUIDE PRICE**

- Established Dimension Stone Quarry.
- 900,000 tonnes of permitted reserves.
- Extraction and aggregate crushing consent.
- Strategic location with good access and highway frontage.
- Established industrial buildings.
- Future development potential subject to planning
- Owner/occupier opportunity.
- Potential Investment Opportunity



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## DESCRIPTION

The Property is an operational dimension stone quarry that extracts and dresses Oolitic Limestone stone for use in specialist architectural projects and as a building and walling stone.

Current permitted reserves are estimated to be in excess of 900,000 tonnes in total and this is comprised of approximately 245,000 tonnes approved under a recently reviewed planning permission and a newly approved extension yielding an estimated 665,000 tonnes.

The quarry has a permitted output of up to 20,000 tonnes per annum split as 6,000 tonnes per annum of Doulling Stone and 14,000 tonnes per annum of aggregate that is able to be crushed under the new planning permission.

The quarry consists of two distinct extraction areas with the southern part comprising the current working faces, the main cutting sheds, processing and stockpiling area and ancillary offices.

The northern part of the quarry comprises an area of higher quality stone reserved for special projects and this includes the recently approved extension area and BNG/mitigation scheme.

The remaining part of the Property includes a large steel frame workshop with offices and agricultural land to the south of the quarry with good frontage onto the A361 which provides potential for a new access as well as alternative commercial or industrial uses subject to planning.

The Vendor owns adjoining agricultural land and woodland adjacent to the eastern boundaries which

may be available for purchase by way of separate negotiation.

Existing stock will be included in the sale, but any plant, machinery, fixtures and fittings not specifically mentioned are excluded from the sale price but may be available to purchase by way of separate negotiation.

The Property is offered for sale due to the impending retirement of the current proprietor and ongoing projects remain unaffected by the sale and new contracts have recently been secured to supply Doulling Stone to projects nationwide.

The Property and quarry operations offer a unique opportunity for the purchaser to further strengthen the profile for Doulling Stone into the future and expand operations in line with the new planning permission and additional stone reserves.

## TOWN & COUNTRY PLANNING

Planning permission for mineral extraction is consented under reference 2014/1075/CNT and this permission has recently been reviewed and has a statutory back stop date of 21st February 2042.

The newly approved extension is consented under SCC/4071/2023 and allows for winning and working of stone for a period of 61 years from commencement.

The same planning permission also allows for the construction of a new road access to adjoin the main highway along the A361 and removes a restriction on crushing waste stone.

We are not aware of any conditions in the current planning permission restricting the use of the

buildings to the activities or lifetime of the quarry operations.

The land and buildings have potential for other commercial uses subject to planning. Prospective purchasers are advised to make enquiries with Somerset County Council regarding the potential for alternative uses.

## ACCOMODATION

Buildings at the Property are listed below with the following measurements:

Building	Sq Ft	Sq M
Workshop/Offices	7,680	724.50
Cutting Shed 1	3,199	297.20
Cutting Shed 2	3,199	297.20
Masons Shed	730	67.90
Sales Office/Welfare	685	63.70
<b>Total</b>	<b>15,493</b>	<b>1,450.50</b>

## EPC RATINGS

Energy Performance Certificates have been commissioned and the relevant properties have been assessed at D.

## SERVICES

We are advised that the Property benefits from mains water and (3 phase) electricity, with private drainage to a tank.

## **RATEABLE VALUE**

The Valuation Office Agency shows that the Property has been assessed with a description of Quarry & Premises with a Rateable Value of £37,500.

## **TENURE & POSSESSION**

The Property is available for sale Freehold with vacant possession for an owner/occupier or alternatively as an investment subject to a new lease of the mineral interests.

## **METHOD OF SALE**

The site is offered by way of Private Treaty. The vendors are not obliged to accept the highest or indeed any offer.

## **GUIDE PRICE**

The Property is offered at a guide price of £3.75 million for the sale of the Freehold Title, including the mineral interests, building and current stock.

Alternatively, the operational quarry area is available to rent under a new mineral lease of the currently permitted reserves subject to the negotiation of terms.

## **VAT**

Any figures quoted are exclusive of VAT. In the event that a lease of the property or any part of the property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the prospective lessee) in addition to any rental terms quoted.

## **LEGAL COSTS**

Each party is responsible for their own legal costs.

## **VIEWINGS**

Potential purchasers may view parts of the Property via Chelynch Road during daylight hours with these particulars in hand and having informed Carter Jonas or Cooper & Tanner.

A formal site tour to inspect and walkover the Property will be arranged for interested parties via prior appointment with the agents.

## **HEALTH & SAFETY**

Interested parties are requested to take particular care when inspecting the property bearing in mind the risks associated with an operational quarry and agricultural land.

## **LOCAL AUTHORITY**

Somerset County Council  
County Hall  
Taunton  
TA1 4DY

0300 123 2224

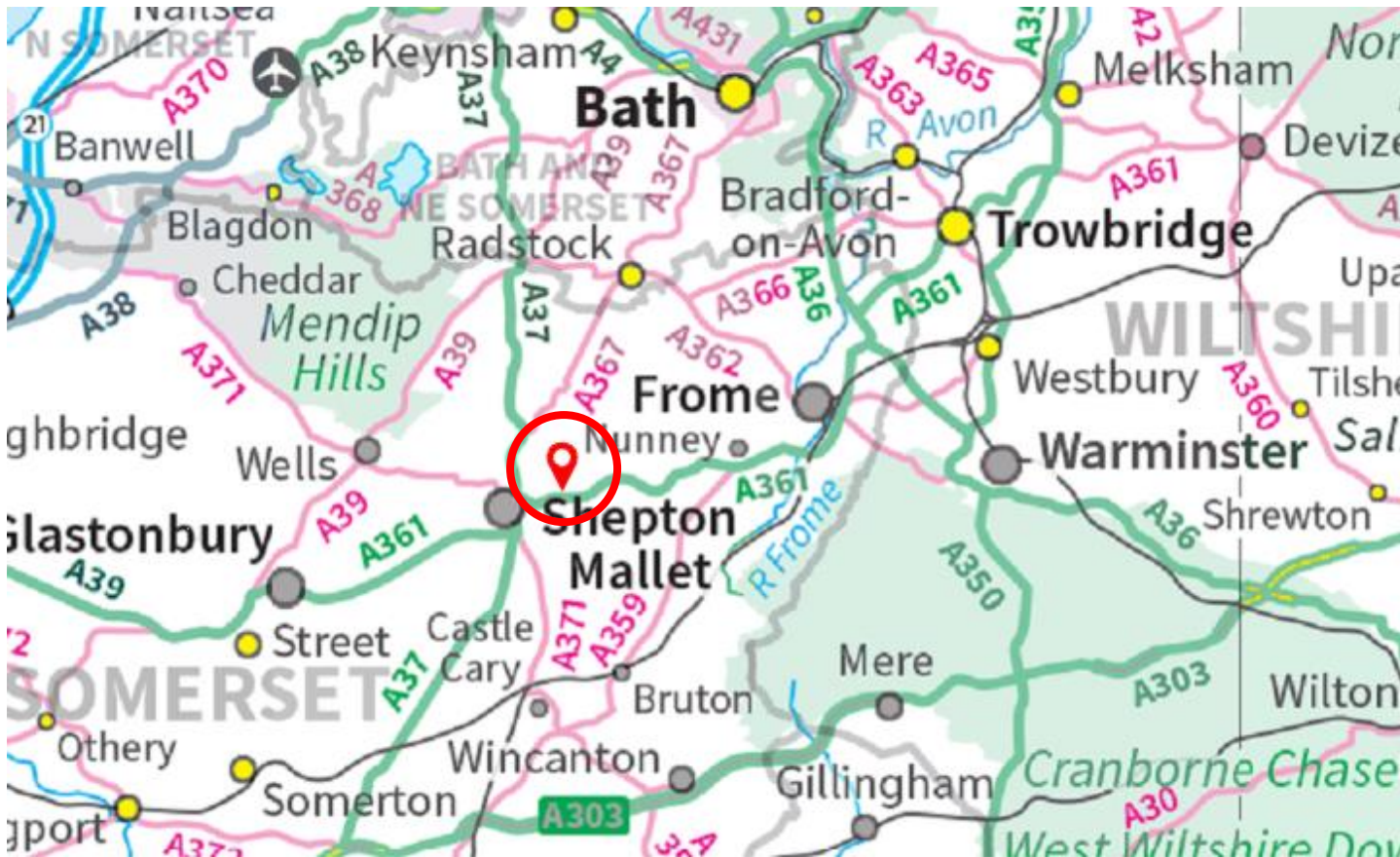
## **FURTHER INFORMATION**

Access to a data room, containing additional technical, planning and legal information is available upon request.





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## LOCATION

The Property is accessed from Chelynch Road in the village of Doulting, approximately 1.5 miles east from the town of Shepton Mallet.

The Quarry is strategically located being immediately adjacent to the A361 and near the A37 and A303.

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## CARTER JONAS LLP

St Catherine's Court  
Berkeley Place  
Bristol  
BS8 1BQ

Alison Williams  
M: 07917 041109  
T: 01179 221222  
E: [alison.williams@carterjonas.co.uk](mailto:alison.williams@carterjonas.co.uk)

Sam Shaikh  
M: 07799 110309  
T: 01823 711895  
E: [sam.shaikh@carterjonas.co.uk](mailto:sam.shaikh@carterjonas.co.uk)

## COOPER & TANNER

14 High Street  
Midsomer Norton  
Radstock  
BA3 2HP

Jake Smith  
M: 07525 834616  
T: 0345 034 7758  
E: [jake.smith@cooperandtanner.co.uk](mailto:jake.smith@cooperandtanner.co.uk)

## IMPORTANT INFORMATION

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