

# Doultling Stone Quarry

CHELYNCH ROAD, DOULTING, SHEPTON MALLET, SOMERSET, BA4 4PZ

The opportunity to purchase an established quarry with prospects for growth and future commercial and residential development opportunities (subject to planning)



**WATLING**  
REAL ESTATE

## Douling Stone Quarry

Chelynch Road, Douling, Shepton Mallet, Somerset, BA4 4PZ

We have been instructed to bring to the market an established 65.76 acres (26.61 hectares) Dimension Stone Quarry with planning permission for winning, working and crushing minerals for 61 years.

### KEY HIGHLIGHTS

- Established Dimension Stone Quarry.
- 900,000 tonnes of reserve.
- Permission for extraction of up to 6,000 tonnes per annum of building stone until 2041.
- Planning consent obtained (subject to conditions) for the expansion of the permitted quarry along with an extension of the operational period for 61 years from commencement.
- Planning consent (subject to conditions) for the exportation of 14,000 tonnes of aggregates along with a new access point directly off A361 (yet to be implemented).
- Significant scope to increase operations / aggregate production once the new access road has been created.
- Future development potential including residential and commercial (subject to planning).
- Potential to purchase existing business (subject to separate negotiations) to provide a 'turnkey' opportunity.
- Excellent access to the A361.
- Offers for the whole or its constituent parts will be considered.



### LOCATION

The property is located to the north-east of the village of Douling in Somerset, near the town of Shepton Mallet. It is situated on the north side of the A361, benefitting from direct access to Chelynch Road which is a public highway. The surrounding area is predominantly in agricultural use with some sporadic quarrying and Shepton Mallet, 2 miles to the west is the main commercial centre within the locality.

## DESCRIPTION

The property is an operational dimension stone quarry that extracts and processes Oolitic Limestone (known as Doulling Stone) used for bespoke and specialist construction of structures. Examples of use include Wells and Guildford Cathedrals, and the stone is popular with housebuilders seeking heritage credentials.

Permitted reserves are estimated to be 900,000 tonnes with an annual permitted output of 6,000 tonnes of Doulling Stone and (subject to completion of a new highway access under planning permission SCC/4070/2023), 14,000 tonnes of crushed aggregate. The property incorporates areas allocated for biodiversity net gain (BNG) in support of this planning permission.

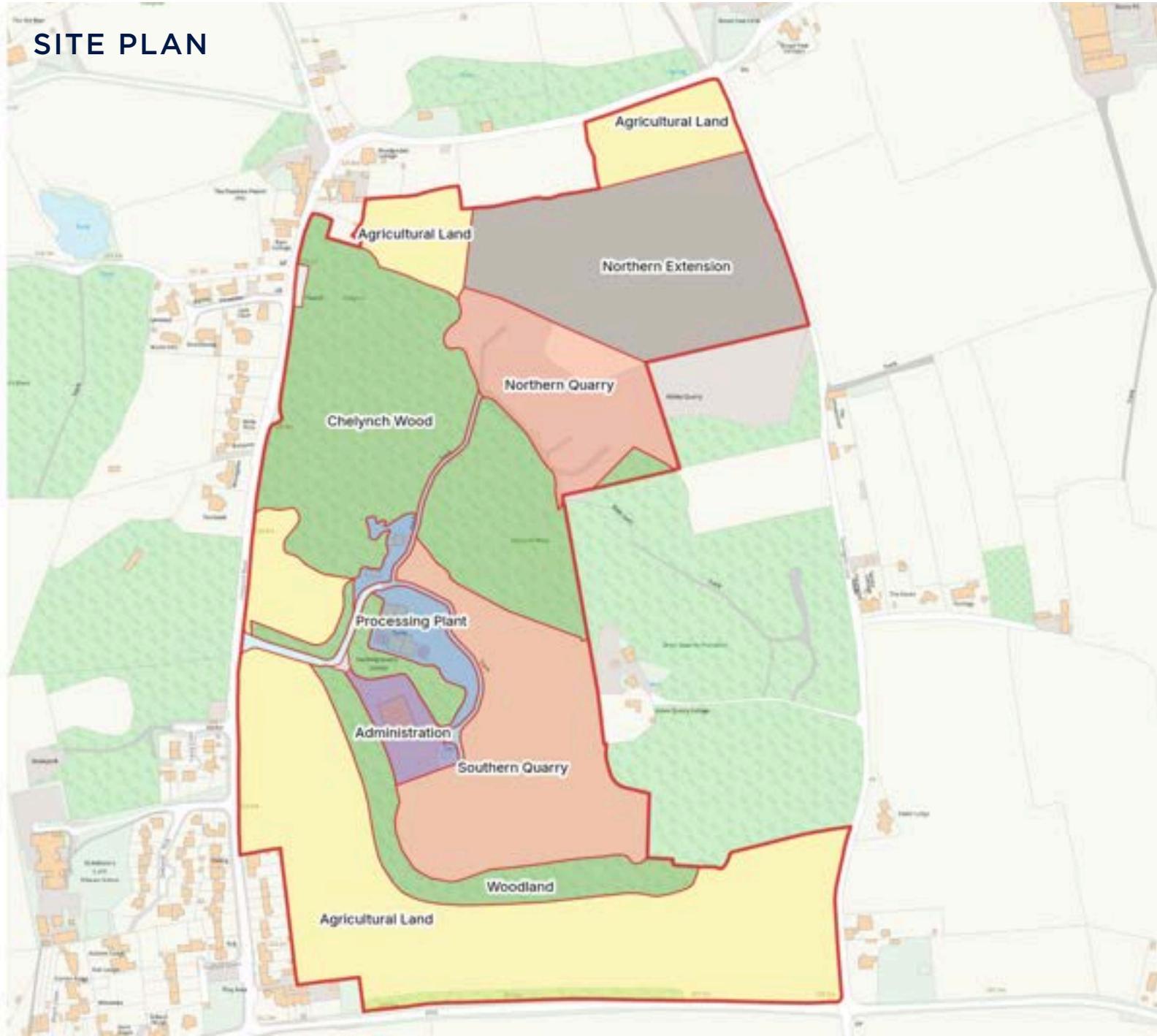
The mineral deposit spans two areas: a well established southern zone with existing extraction, processing, and stocking operations, and a northern zone offering exposed faces and significant unworked reserves beneath agricultural land. A naturally regenerated woodland across the original historic quarry separates the two areas.

The property incorporates stone cutting and masons sheds with ancillary office and showroom facilities. There is also a separate large industrial building which provides further workshop, office and showroom accommodation. This building is separate from the rest of the processing area and could provide the opportunity for alternative commercial use (subject to planning).

The site has mains connections for three phase electricity and water, and the cutting shed area benefits from a water recirculation system. In addition to the quarry areas, the property includes areas of agricultural land, part of which is in close proximity to Doulling village and may be suitable for residential development, whilst fields adjacent to the A361 could support commercial development, (both subject to planning).



# SITE PLAN



## PLANNING

The active quarry currently operates under planning permission reference 2014/1075/CNT, granted by Somerset County Council. This permission imposes a final restoration date of 21 February 2042, with all cessation of all quarrying and processing operations required by 21 August 2041.

This permission has been subsequently varied under planning reference SCC/4070/2023, granted on 5 July 2024, which permits the screening and crushing of waste stone to produce aggregates, subject to the construction of a new access road onto the A361 (which has not yet been implemented). The variation allows for the crushing of up to 14,000 tonnes of aggregate, alongside the working of up to 6,000 tonnes of stone per annum, until 2042.

In addition, planning permission was granted on 5 July 2024 under reference SCC/4071/2023 for a northern quarry extension. This consent also provides for the construction of a new haul road with direct access to the A361, together with the permanent closure of the existing haul road. Once implemented this permission provides the quarry with a planning life of 61 years.

Further details of the extant planning permissions are available within the data room. The property is offered for sale subject to any current or past development plans, Tree Preservation Orders, Town Planning Schedules, Applications, Permissions and Resolutions which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

## BUILDINGS

Building	Sq Ft	Sq M
Workshop/Offices	7,680	724
Cutting Shed 1	3,199	297.2
Cutting Shed 2	3,199	297.2
Masons Shed	730	67.9
Sales Office/Welfare	685	63.7
<b>Total</b>	<b>15,493</b>	<b>1,450.50</b>

## EPC

Building	Rating
Office Block, Doultling Stone Quarry, Chelynch Road, Doultling, Shepton Mallet, BA4 4PZ	D
Unit 1 Doultling Stone Quarry, Chelynch Road, Doultling, Shepton Mallet, BA4 4PZ	D





## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves referred to or not.

## BOUNDARIES

The Vendor and Vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

## SERVICES

We have been informed that mains water and three phase power is connected to the property with private drainage to a tank.

## RATEABLE VALUE

The property is assessed at a Rateable Value of £37,000 from 1 April 2025. The Rateable Value is forecast to increase to £40,750 with effect from 1 April 2026.

## TENURE

The freehold title with all mineral rights is offered with full vacant possession.

## VAT

All price quoted are exclusive of VAT.

## LEGAL COSTS

Each party is to bare their own legal costs.

## VIEWINGS

Strictly by appointment with the joint selling agents



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## DATA ROOM

Access to a data room with additional information is available on request

## HEALTH AND SAFETY

Given the potential hazards of a working quarry we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around heavy machinery. You will need to be accompanied by either a representative from Savills/Watling Real Estate and the current quarry operator.

## METHOD OF SALE

The freehold of the property is available by private treaty. Any conditional offers are required to clearly specify the conditions attached. As a minimum, offers should detail the proposed purchase price, source of funding and timescales to completion. All prospective purchasers are encouraged to register their interest with the selling agents.

The sale of the property is being undertaken on behalf of Joint Fixed Charge Receivers. The Joint Fixed Charge Receivers are acting without personal liability.

The receivers will only transfer such rights and title they have and the property is sold without title guarantee

## TERMS

We are inviting offers for the purchase of the freehold interests in land, buildings and minerals.

The sale excludes existing stock and all plant and machinery which can be available by separate negotiation. There is also the potential to acquire the existing business subject to separate negotiations with the operator.

Offers for the whole or its constituent parts will be considered.

## CONTACT

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