

# DEVELOPMENT SITE FOR FOUR DWELLINGS

## DRAYCOTT ROAD, CHEDDAR, SOMERSET



- Prior approval for change of use of barns to 4 dwellings (ref. 17/23/00052)
- Two detached and two semi-detached dwellings proposed
- c. 1.7 acres - edge of Cheddar location with countryside views
- Guide Price £500,000

## THE SITE – BS27 3RU

This is an attractive development opportunity benefitting from prior approval (Class Q) to convert three existing detached agricultural barns into four new residential dwellings. The site is set on the outskirts of Cheddar and offers open countryside views to the south. The proposed site is gently sloping from northeast to southwest and will be accessed via a shared entrance off Draycott Road. The site area offered for sale extends to approximately 0.7 ha / 1.73 acres.

The drawings submitted with the application show four spacious dwellings, comprising of two semi-detached 3 bed dwellings (both 100sqm G.I.A) and two large 3 & 4 bed detached dwellings (149sqm & 202sqm G.I.A respectively).

## CHEDDAR

Located on the edge of the Somerset Levels, Cheddar is famous for the renowned Gorge, which boast the country's highest inland cliffs at 500ft. However, it's not just the iconic landscape that puts Cheddar on the map: Cheddar cheese is world famous! The village is situated on the southern edge of the Mendip Hills, 9 miles (14 km) north-west of Wells, 11 miles (18 km) south-east of Weston-super-Mare and 18 miles (29 km) south-west of Bristol. The village itself offers a wide variety of shops and facilities including supermarkets. Local schools include Cheddar First Primary School, Sidcot School in Winscombe, Fairlands Middle School and The Kings of Wessex Academy for secondary. Weston College and Bridgewater Colleges are also easily accessible.

There are cricket, rugby and football pitches as well as a Leisure Centre with gym, tennis courts and Astro pitches. Cheddar has a good choice of pubs, restaurants and takeaways. The M5 is 7.5 miles away and Bristol International Airport 8 miles away.

## PLANNING & TECHNICAL

Application reference 17/23/00052 seeking prior approval for the change of use of Agricultural Buildings to No. 4 Dwellings (Class C3) and associated building operations was approved by Somerset Council on 26<sup>th</sup> April 2024. Interested parties should note that the development must be completed within 3 years of the date of the approval.

A planning & technical information pack is available on request.

The Agents are advised that there are no S106, CIL or phosphate credit requirements applicable to the proposed development.

## UTILITIES

The vendor advises mains utilities are available within Draycott Rd – however, interested parties are advised to make and rely upon their own enquiries with the relevant utility companies.

## VIEWING

In the first instance please contact Alex Munday at KLP. The site is located at: <https://what3words.com/croutons.hotdog.reserving>

## METHOD OF SALE

The freehold site is for sale by private treaty, with a Guide Price of £500,000.

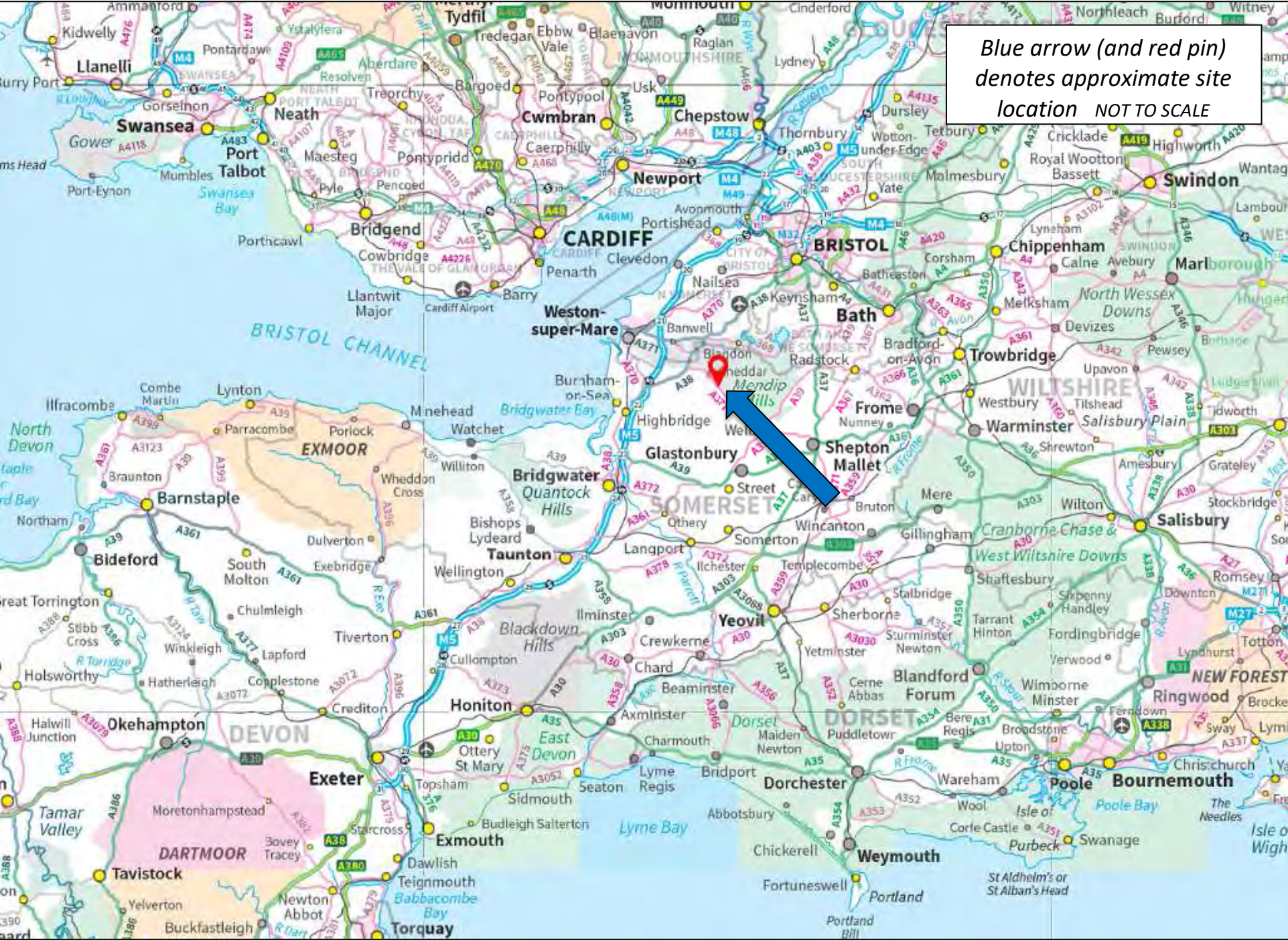


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**Ref: 966/AM**

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Blue arrow (and red pin)  
denotes approximate site  
location NOT TO SCALE

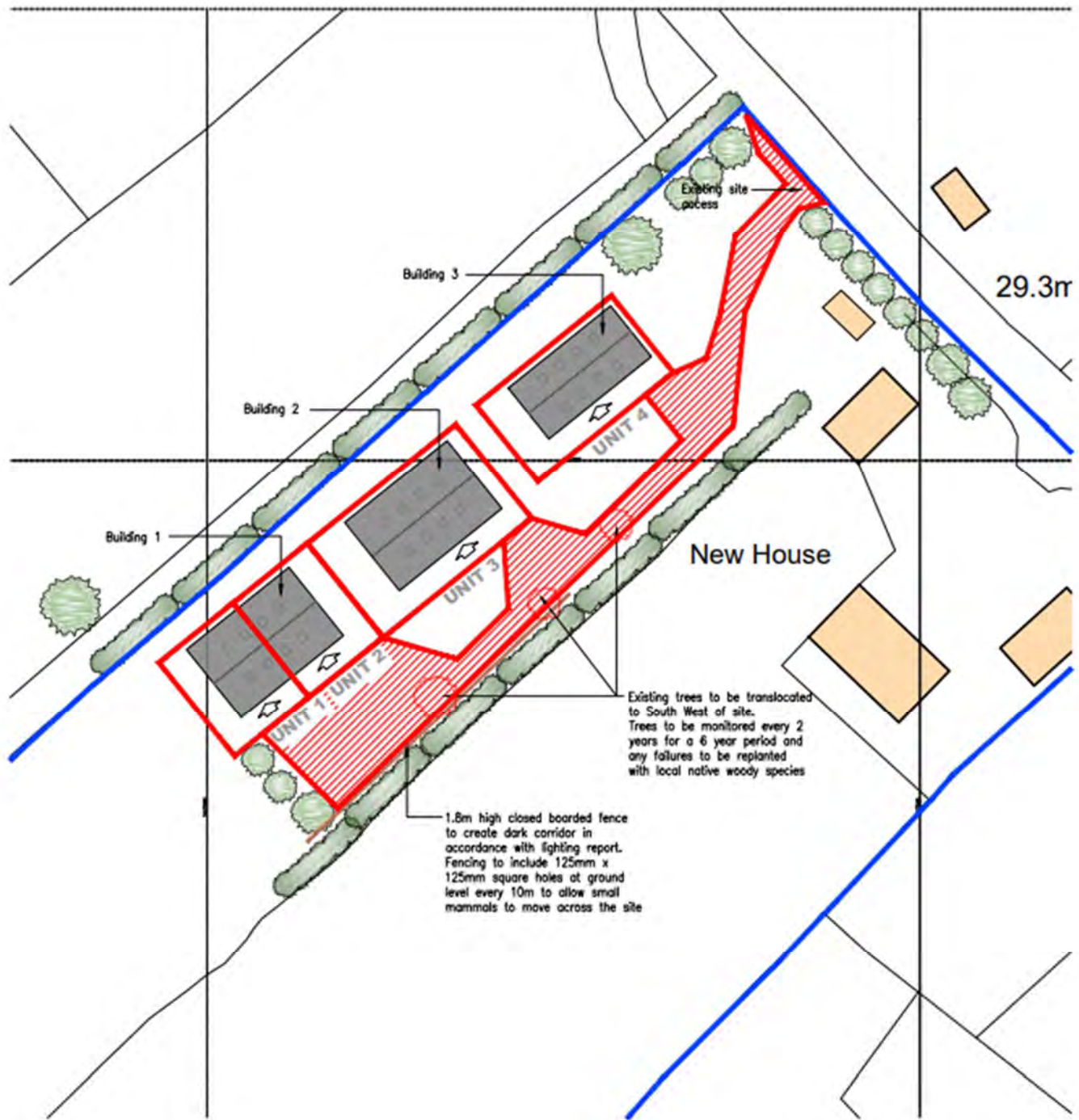




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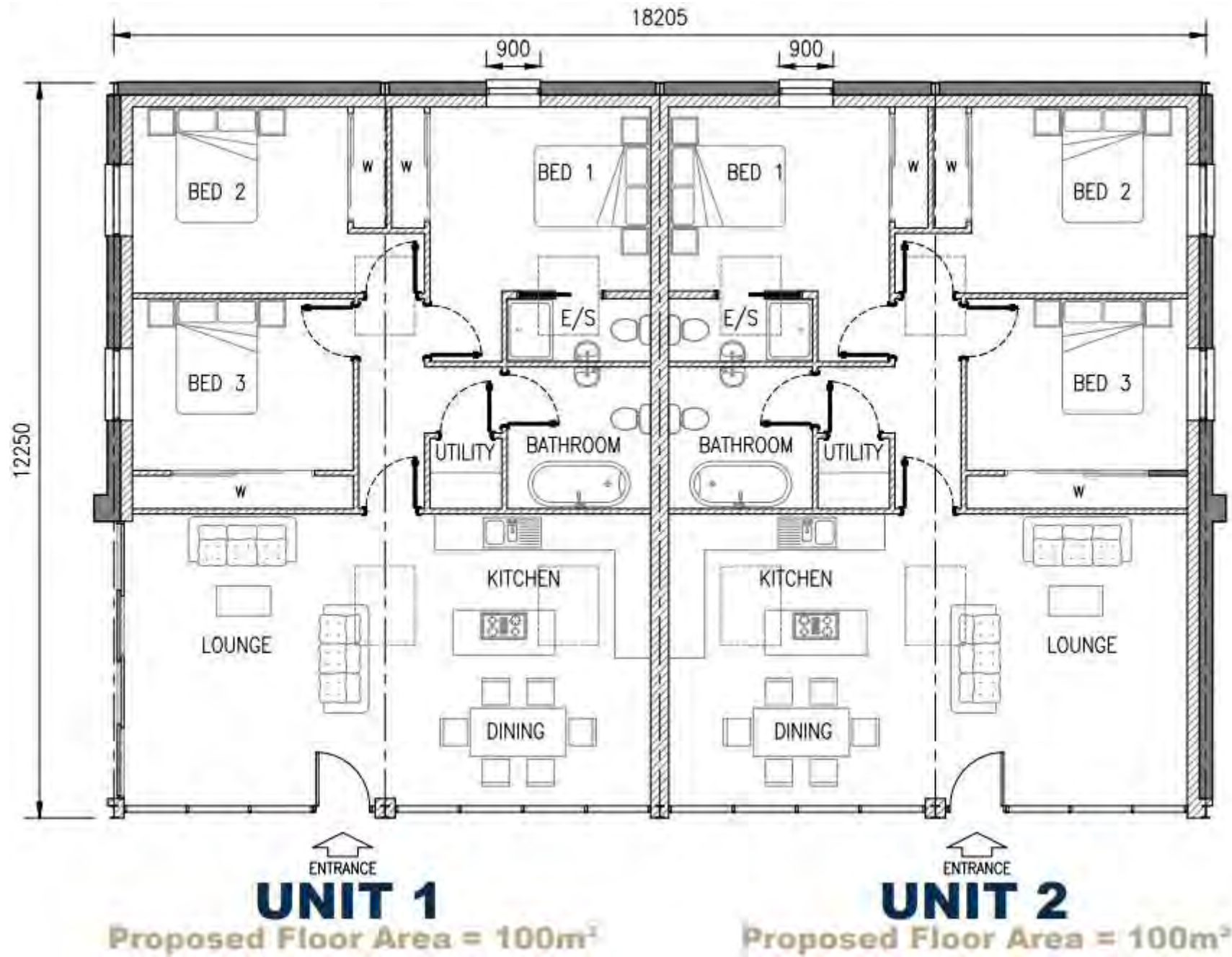
# LOCATION PLAN

*Location Plan (not to scale) - note that the blue boundary denotes ownership and not the land offered for sale – this is approximately the land edged green*

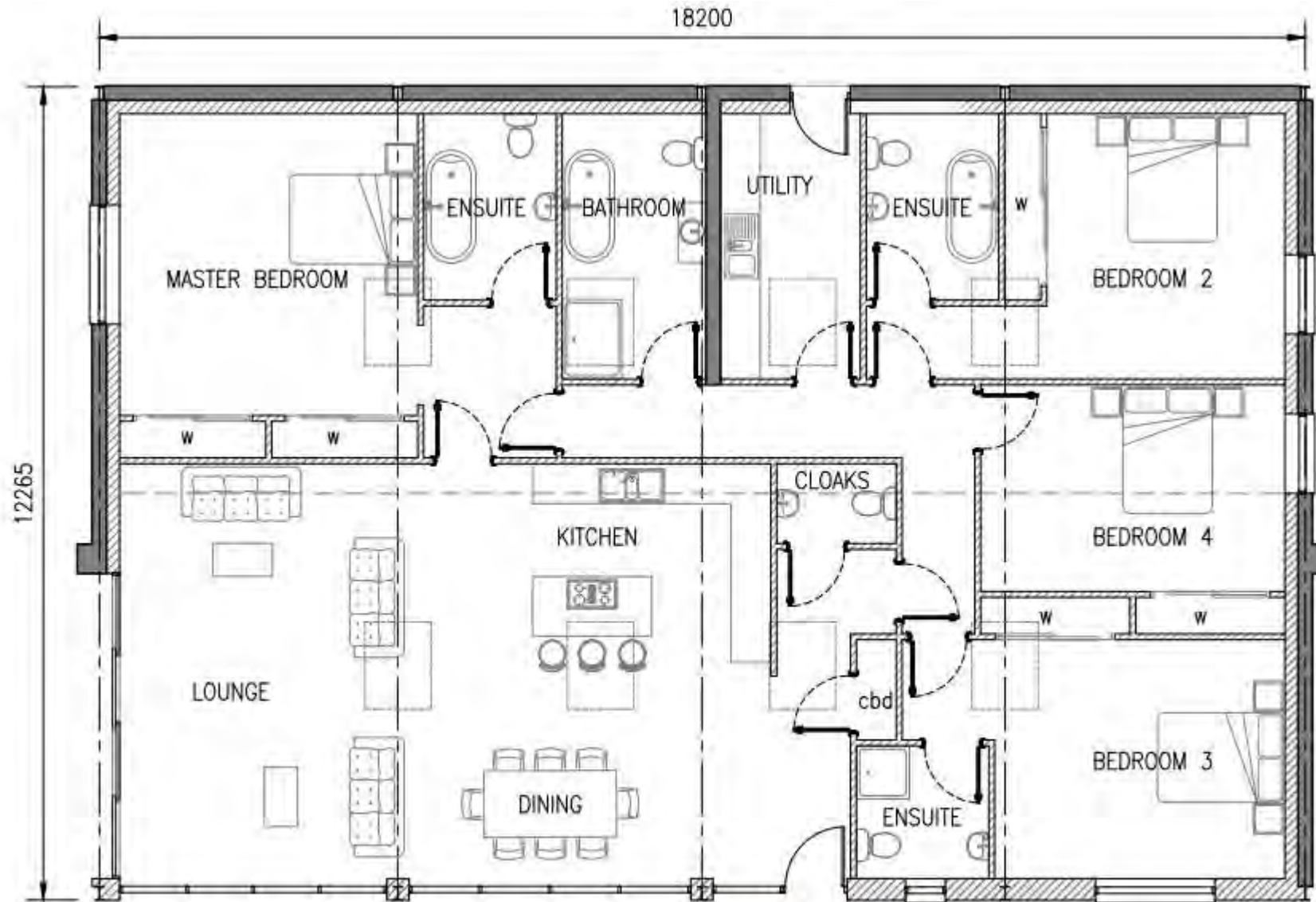


**BLOCK PLAN**

NOT TO SCALE



Proposed Floorplans – Units 1 & 2 (Not to scale)



18200

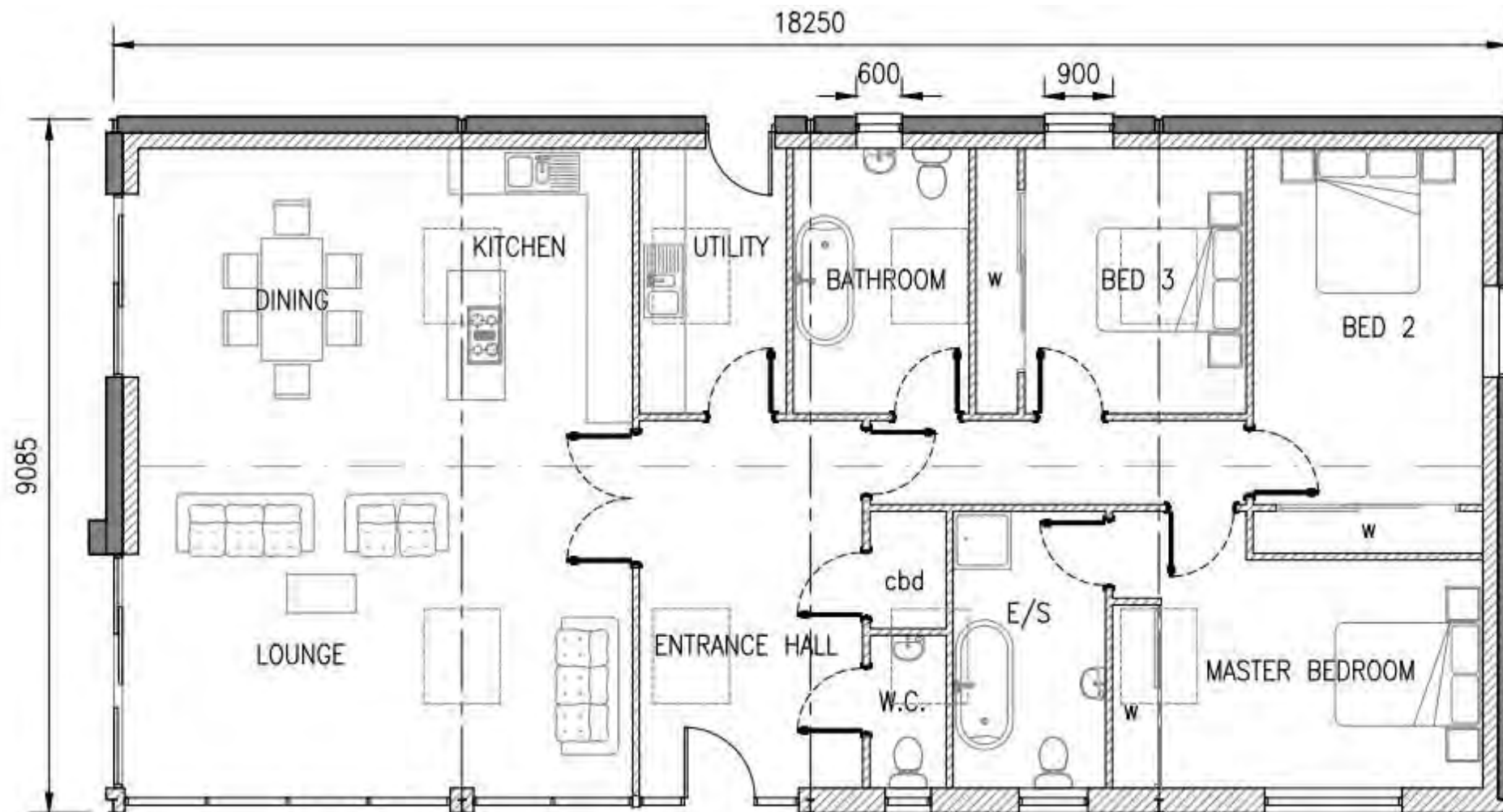
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ENTRANCE

# UNIT 3

Proposed Floor Area = 202m<sup>2</sup>

Proposed Floorplans – Unit 3 (Not to scale)



ENTRANCE

# UNIT 4

Proposed Floor Area = 149m<sup>2</sup>

Proposed Floorplans – Unit 4 (Not to scale)





*Photos (from top left clockwise) showing: View of existing barn for proposed Units 1 & 2, View of existing barn for proposed Unit 3, View of existing interior of barn for Unit 3, View of existing barn for proposed Unit 4.*



*View of the barns (taken from adjacent field)*