



The Barleys Shipham Road, Cheddar, Somerset BS27 3DD £425,000

*** EXCITING DEVELOPMENT OPPORTUNITY *** PLANNING GRANTED FOR A 4 BEDROOM SINGLE STOREY DWELLING WITH A DETACHED DOUBLE GARAGE AND STORE *** PLANNING APPLICATION NUMBER IS PL4872/15A *** CUURENT USE IS A PART RESIDENTIAL ONE BEDROOM BUNGALOW WITH VARIOUS OUTBUILDINGS INCLUDING A LARGE WORKSHOP AND STORAGE *** OUTSTANDING ELEVATED LOCATION WITH FAR REACHING COUNTRYSIDE VIEWS *** APPROX 2.12 ACRES OF AGRICULTURAL LAND *** EPC G The Barleys & EPC F for the annexe ***

Notes:

The current main building is of a non-standard construction with planning for partial residential use and and comprises an open plan kitchen/diner, two bedrooms, cloak and shower room

Mains water and electricity

Part mains and part private drainage

There is a shared driveway which is owned by the neighbouring property with permitted access in place

Outside



Architects Image





Total area: approx. 229.3 sq. metres (2468.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	