

# eveland

Land and Property Brokers



C J H  
L A N D

DEVELOPMENT & LAND AGENCY

## FOR SALE

### Residential Development Opportunity

2.3 Hectares (5.7 acres) of green field land on the edge of Cheddar with a resolution to grant an outline planning permission for 67 residential units.

Hellier's Lane,  
Cheddar, Somerset

## LOCATION

The village of Cheddar is located on the southern edge of the Mendip Hills 9 miles north-west of Wells. It has a population of approximately 5000.

Cheddar has played a prominent role in ancient history having been a notable Roman and Saxon settlement. The Kings Wessex Academy occupies the historical site of an Anglo Saxon Palace. With stunning countryside surrounding the area, the phenomenon of the United Kingdom's largest natural gorge and its world renowned cheese, Cheddar is a truly unique place.

There are 2 primary schools within the village: Cheddar First School and Cheddar Grove Primary School. Fairlands Middle School and The Kings Wessex Academy provide secondary education.

There are a variety of good local shopping facilities and a doctor's surgery within the village. In addition there are numerous sports and leisure clubs and facilities including the sailing club on the reservoir.

Cheddar is well served by the A371 providing a link to the A38, which connects Bristol to the M5. This well connected road network provides access to Bristol, Bath and Weston-super-Mare. The village also benefits from a regular bus service.

## THE SITE

The site is located on the western edge of Cheddar in close proximity to the reservoir. It is fairly regular in shape, grassed and is currently used for grazing livestock and extends to approximately 2.3 hectares (5.7 acres). The topography of the site is level. To the east and west are open fields, to the south is Hellier's Lane from which the site is accessed.

## PLANNING

Our retained client, Land Value Alliances have successfully gained a resolution to grant an outline planning permission (17/15/00096) from Sedgemoor District Council for the erection of up to 67 residential units, of which 20 are to be affordable.

We would advise that particular attention is paid to the design principles and illustrative master plan within the information provided.

The purchaser shall also be responsible for the Community Infrastructure Levy appropriate for this development.

## SERVICES

We understand that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant service authorities.

## INFORMATION DISC

A technical and planning information disc is available upon request.

## METHOD OF SALE

The freehold of this property is offered for sale on an unconditional basis. All proposals for the purchase of the land shall be submitted to CJH Land Ltd or Eveland in writing or by email.

**DISCLAIMER** CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 183052. 04/18.





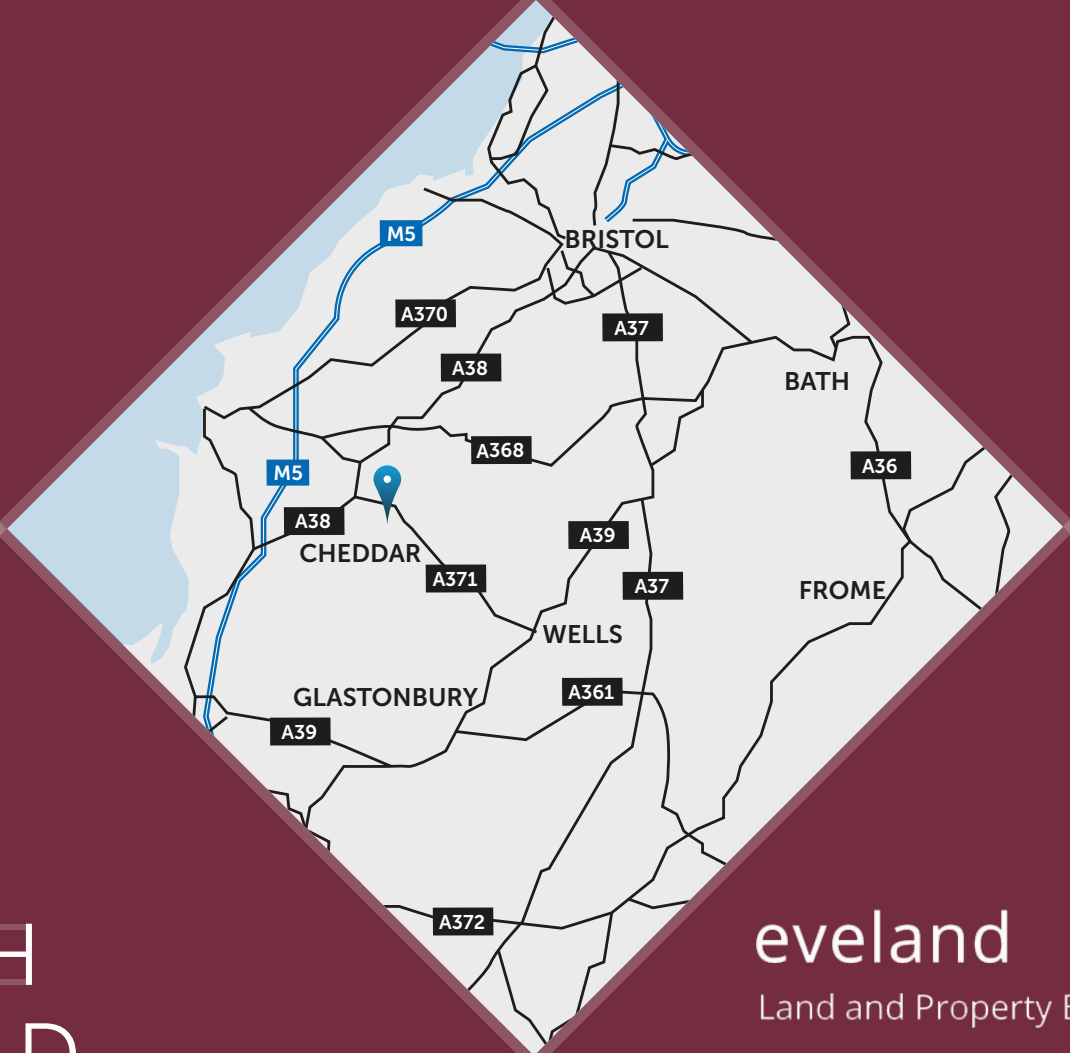
## AFFORDABLE HOUSING

It is part of CJH Land Ltd's remit to deliver the affordable housing provision, Simon Parks will be providing all of these necessary details in due course. If you have any queries regarding this aspect of the development please do not hesitate to contact Simon at [simon@cjhland.co.uk](mailto:simon@cjhland.co.uk)

## VIEWING

The site can be viewed from Hellier's Lane during daylight hours. If you require access to the property please contact CJH Land Ltd for an appointment.





**C J H**  
**LAND**

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