



**For Sale**

# Land off Draycott Road

Cheddar, Somerset, BS27 3SB

Allocated for employment purposes

3.85 hectares (9.51 acres)

# Summary

## Freehold Sale

- Agricultural land with farm buildings with vacant possession.
- Sale by way of private treaty.

## Planning

- Somerset Council (formerly Sedgemoor District Council).
- Employment Land Allocation under Local Plan policy C4.
- Allocation for Use Class E (previously B1) and B2.
- The allocation includes various specific requirements which must be satisfied as part of any development, including ecological mitigation to meet habitat regulation assessment (HRA).



# Location

The land is situated just south of the Cheddar Settlement Boundary and neighboring Winchester Farm, a multi let industrial complex providing around 26 separate industrial units.

Cheddar is situated on the edge of the Mendip Hills, 12 miles to the east of Weston-super-Mare and the M5 motorway. The town is most widely known for its Gorge and associated tourist attractions. Other commercial development in the town is generally clustered around Cheddar Business Park with occupiers including VADO, Food Service Centre Group and Giftworks Ltd.



**M5**



**11 miles**

**Weston-super-Mare  
Railway  
Station  
13 miles**



**Weston-super-Mare**



**12 miles**

**Bridgwater**



**23 miles**

# Description

## The Land

The land extends to approximately 3.85 hectares (9.51 acres) and comprises agricultural land, currently grass, with a range of agricultural buildings/barn situated to the centre. The land is divided into three field enclosure with hedgerows between.

The land is in Flood Zone 1 (low risk).

## Boundary & Access

The land is bounded by Draycott Road to the eastern and northern boundaries and the Winchester Farm industrial estate to the southern and western boundaries. All boundaries are of mixed hedgerows with intersperse mature trees.

Access is currently by way of a field gate off Draycott Road. We are not aware of any public rights of way present through the land.



# Planning

## Current Policy Position

The land lies within the recently formed Somerset Council unitary area (formerly within Sedgemoor District Council).

The land is currently allocated in the Sedgemoor Local Plan 2011 – 2032, adopted on 20 February 2019, under policy C4 (see extract opposite).

## Habitat Regulations Assessment

The HRA undertaken as part of the Local Plan process concluded that the development would not be supported unless no significant adverse effects on protected species and their habitats can be demonstrated. To address this a proportion of the site will need to be kept free of development and managed as improved bio-diverse habitat.

## Highways

Whilst the land is currently accessed via a field gateway from Draycott Road (A371), the Local Plan proposes a new access to any development from Labourham Drove. A Transport Impact Assessment will also need to address the quantity and nature of the employment use given that a significant proportion of vehicle movements are likely to be through the village centre.

## Policy C4

### Land west of Draycott Road

Land west of Draycott Road (adjacent to Winchester Farm) is allocated for employment development. Development will provide (unless otherwise agreed with the Local Planning Authority):

- 3.8 hectare (gross) of employment land
- An agreed mix of uses including B1 and B2 use classes
- Comprehensive green infrastructure including replacement bat habitat to the south east of the site

Development proposals will need to be supported by approved development and design principles and master plan.

The Transport Impact Assessment will need to take particular account of the impact of additional traffic generated from proposed uses on Cheddar village.

Access will be from Labourham Drove. All access points will need to be agreed to the satisfaction of Somerset County Council highways Authority.

Any planning application will need to demonstrate safe access/egress during times of flood.

Development proposals that would compromise the delivery of an identified strategic growth location will not be supported.

Development proposals will not be approved by the Council unless it can be demonstrated, to the satisfaction of the Local Planning Authority and Natural England, that there will be no significant adverse effects on protected species and their habitats.

# Title / Other Information

## Title

The land is owned freehold. Title ST353379.

## Price

Offers are invited.

## Legal Costs

Each party is to be responsible for the own legal costs in the transaction.

## References

The purchaser may be asked to provide reference and poof of funds prior to any agreement.

## AML

The purchaser will be required to provide relevant information to satisfy the AML requirements when the Heads of Terms are agreed.

## VAT

The property is not elected for VAT.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref:** AM/N98036

**Date:** April 2023

**Subject to Contract**



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