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Land off Greenhill Lane

Sandford ▪ Nr. Winscombe ▪ Somerset ▪ BS25 5PE



Land off Greenhill Lane

Sandford, Nr. Winscombe, Somerset BS25 5PE

Building plot with outline planning permission for the erection of 1no. dwelling, together with associated infrastructure works.

This is a rare opportunity to build a Grand Designs new home in a sought after village.



The site extends, in total, to approximately 0.96-acres (0.39-hectares)

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

James Nelson

01823 334466

james.nelson@gth.net

Location

The village of Sandford is located within the administrative area of North Somerset Council (NSC). It is situated on the edge of the Mendip Hills Area of Outstanding Natural Beauty (AONB).

Sandford has a comprehensive range of facilities and amenities, including a parish church (All Saints), village hall, primary school (graded outstanding by Ofsted), SPAR convenience store, public house (The Railway Inn – a gastropub owned by Thatchers Cider, who are based in the village and employ approximately 220no. staff), a children's play park, car dealership, the Sandford Station Railway Heritage Centre, the Mendip Activity Centre, and the Strawberry Line cycle path (which currently runs from Yatton to Cheddar).

Sandford also benefits from close links with the neighbouring village of Winscombe (which is to the south), with its playing fields, unique shops, cafes, pubs and Independent School, Sidcot.

Communications

Road - Sandford is bisected by the A368, which links Marksbury (near Bath) to Banwell (near Weston-super-Mare). The A368 crosses the A38 at Churchill, approximately 1.6-miles to the east of Sandford. The A38 provides access to Bristol, approximately 16.4-miles to the north-east, making it ideal for those commuting to work. Furthermore, Weston-super-Mare is approximately 5-miles to the north-west via the A371, which connects to the A368 at Banwell.

Rail - Yatton railway station is approximately 5.4-miles to the north. It provides mainline services to Taunton, Cardiff Central, Bristol Temple Meads and London Paddington (via Bristol).

Air - Bristol International Airport is approximately 12-miles to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

Building Plot

The building plot is situated off Greenhill Lane, a well-maintained no-through road to the east of the village centre. It comprises agricultural land, which slopes gently from north to south.

It is abutted to the north by a small watercourse (Sandmead Rhyne) and agricultural land behind; to the east and west by agricultural land and adjoining properties (Hillview and Dale Croft); and to the south by Greenhill Lane.

The plot benefits from a steel portal frame agricultural building of approximately 645-sq. ft. (60-sq. m). It has profile steel clad elevations and a pitch fibre cement roof with translucent roof lights. It was erected approximately 12-years ago and includes a full height roller shutter door, separate pedestrian door, a concrete floor, power and lighting.



It extends, in total, to approximately 0.96-acres (0.39-hectares). The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Outline Planning Refusal

NSC, on 30th September 2020, refused outline planning permission (application number: 20/P/1154/OUT) for the erection of 1no. dwelling, together with associated infrastructure works.

Planning Appeal

The Planning Inspectorate, on 26th February 2021, upheld the appeal and granted outline planning permission (appeal reference: APP/D0121/W/20/3262397) for the erection of 1no. dwelling, together with associated infrastructure works. The permission is subject to 7no. conditions. All matters are reserved, with the exception of access.

Proposed New Home

The proposed new home will comprise of 1no. dwelling. The permission is in outline with the approved drawing being illustrative only. Therefore, the dwelling shown in the approved drawing (drawing number: 4118-BB-XX-00-DR-A-SK01 Rev. F) shown overleaf, can be varied from the 6-bedroomed, 8-person dwelling of 1,722-sq. ft. (160-sq. m.) to an alternative sized dwelling.

Access will be provided via the existing vehicle access from Greenhill Lane.

Section 106 Agreement

We understand the threshold for Section 106 Agreement contributions has not been met by the outline planning application; therefore, there will not be any contributions.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) will be payable if the proposed new home is built by a housebuilder/developer, but it will not be payable if it is built by a self-builder due to an exemption for self-build schemes.

Local Authority

North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
Somerset
BS23 1UJ

T: (01275) 888811

W: www.n-somerset.gov.uk



Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST240998.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

The guide price is in the **region of £375,000**.

Offers are invited on an unconditional basis.

Value Added Tax

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

All mains services are available near or on the plot.

All interested parties should make their own enquiries with the Statutory Utility Providers.

Additional Information

The information pack and aerial video are available, via the links, as set out below:-

<https://www.dropbox.com/sh/i1ku1f70aoo3f8p/AACZ4GOdVJ4XxW73EI0qXsZXa?dl=0>

<https://www.youtube.com/watch?v=---dvt6M-DTI>

Viewings

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.



Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: **BS25 5PE**

what3words: **unable.binds.back**

From Junction 21 of the M5 motorway, take the first exit on the roundabout if heading southbound, or the third exit if heading northbound, onto the A370 signposted Bristol South. Take the second right signposted Rolstone and follow this road for approximately 2.8-miles until reaching the A371 at Banwell.

Turn left, and immediately left again to join the A368. Follow this road for approximately 2-miles, passing through Sandford. Greenhill Lane will be found on the left just before you exit the village.

The site will be identified with a Greenslade Taylor Hunt signboard.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department’s telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Important Notice

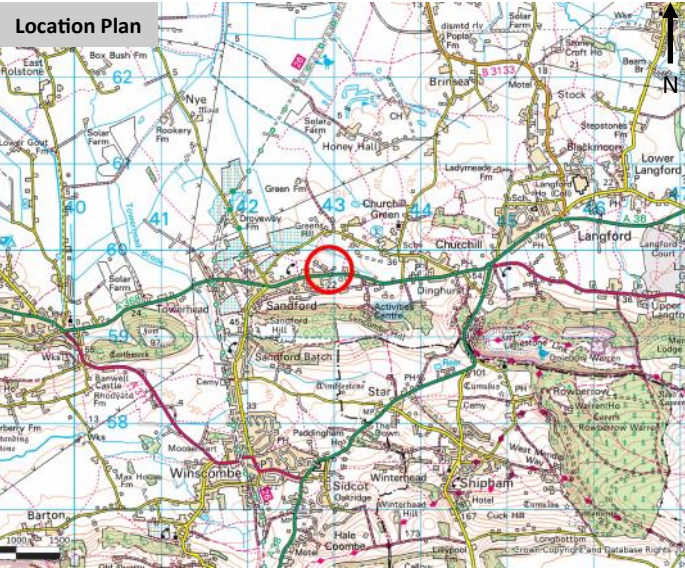
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

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, photographs 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 Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken April 2021

Sales Brochure produced June 2021



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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/MJC
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

BUILDING PLOT

LAND OFF GREENHILL LANE, SANDFORD, NR. WINSCOMBE, SOMERSET BS25 5PE

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr P E Codman and Ms D L Sweeting (our client). It is instructed to market and sell the building plot, as described above. This is a rare opportunity to build a Grand Designs new home in a sought after village.

Please find enclosed for your attention the sales brochure for the plot.

Building Plot

The building plot is situated off Greenhill Lane, a well-maintained no-through road to the east of the village centre. It comprises agricultural land, which slopes gently from north to south.

It is abutted to the north by a small watercourse (Sandmead Rhyne) and agricultural land behind; to the east and west by agricultural land and adjoining properties (Hillview and Dale Croft); and to the south by Greenhill Lane.

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Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

The guide price is in the region of **£375,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 6th August 2021**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land off Greenhill Lane, Sandford, Nr. Winscombe, Somerset BS25 5PE – Job No. 235**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is mark.chugg@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video are available, via the links, as set out below: -

<https://www.dropbox.com/sh/i1ku1f70aoo3f8p/AACZ4GOdVJ4XxW73EIQgXsZXa?dl=0>

<https://www.youtube.com/watch?v=--dvt6M-DTI>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below: -

- **Thursday, 8th July 2021;**
- **Thursday, 15th July 2021;**
- **Thursday, 22nd July 2021;** and
- **Thursday, 29th July 2021.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the building plot or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure