

CjH·LAND

LIMITED

Development & Land Agency

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COOMBE FARM STORAGE, WINSCOMBE, NORTH SOMERSET

**FOR
SALE**

**BY WAY
OF
PRIVATE
TREATY**



**Approximately 3.54 hectares (8.75 Acres) of commercial/
brownfield & farm land located on the edge of Winscombe
within North Somerset District Council.**

**2.5 hectares of this land was recommended by the Inspector
for residential development within his report on the 1998
Woodspring Local Plan.**

**This parcel of land represents an excellent opportunity to
promote a strategic land holding within an extremely popular
residential location.**

**Contact:
Matthew Hiles**

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The Site

The area of land in question extends to approximately 3.54 hectares (8.75 Acres) and the majority being used for farmland. Part of the site, which is located within the village fence is used as a secure storage facility. The area of land that is outlined blue on the attached plan is owned by the post office and is not for sale. The post office have vehicular right of way to their property. Sandford Road forms part of the sites western boundary and also provides the access. Shipham Lane runs along the northern extreme of the site. Open farmland lies to the east and residential properties are located along the southern boundary.

Planning

2.5 hectares of land at Sloughpit Farm (now Coombe Farm Storage) was recommended within the 1998 Inspectors Report for the Woodspring Local Plan for approximately 50 dwellings. However the Council did not accept this recommendation. In 1999 Bryant Homes lodged a planning application for a residential development on the site and subsequently lodged an appeal for non determination. The Council responded to the appeal by advising that if it had been in a position to determine the application it would have been refused for primarily policy reasons. Shortly before the Inquiry the Council resolved to withdraw its evidence having decided that it no longer wished to contest the appeal. The Inspector heard objections from third parties. Shortly after the closure of the Inquiry PPG 3 was issued. The Inspector dismissed the appeal on the basis that the appeal process was now considered to be out of step with the latest government guidance.

Method of Sale

It is our opinion that the most likely method of disposal will be by way of an option or a promotional agreement. We would anticipate proposals including the following information :

- I, The percentage of Open Market Value to be paid for the land
- II, The initial option premium to be paid and the length of time that the agreement will run for
- III, How the Open Market Value is to be calculated
- IV, Minimum land price per gross acre
- V, The anticipated costs of promoting the land and whether these will be deducted from the final payment.

Viewing Arrangements

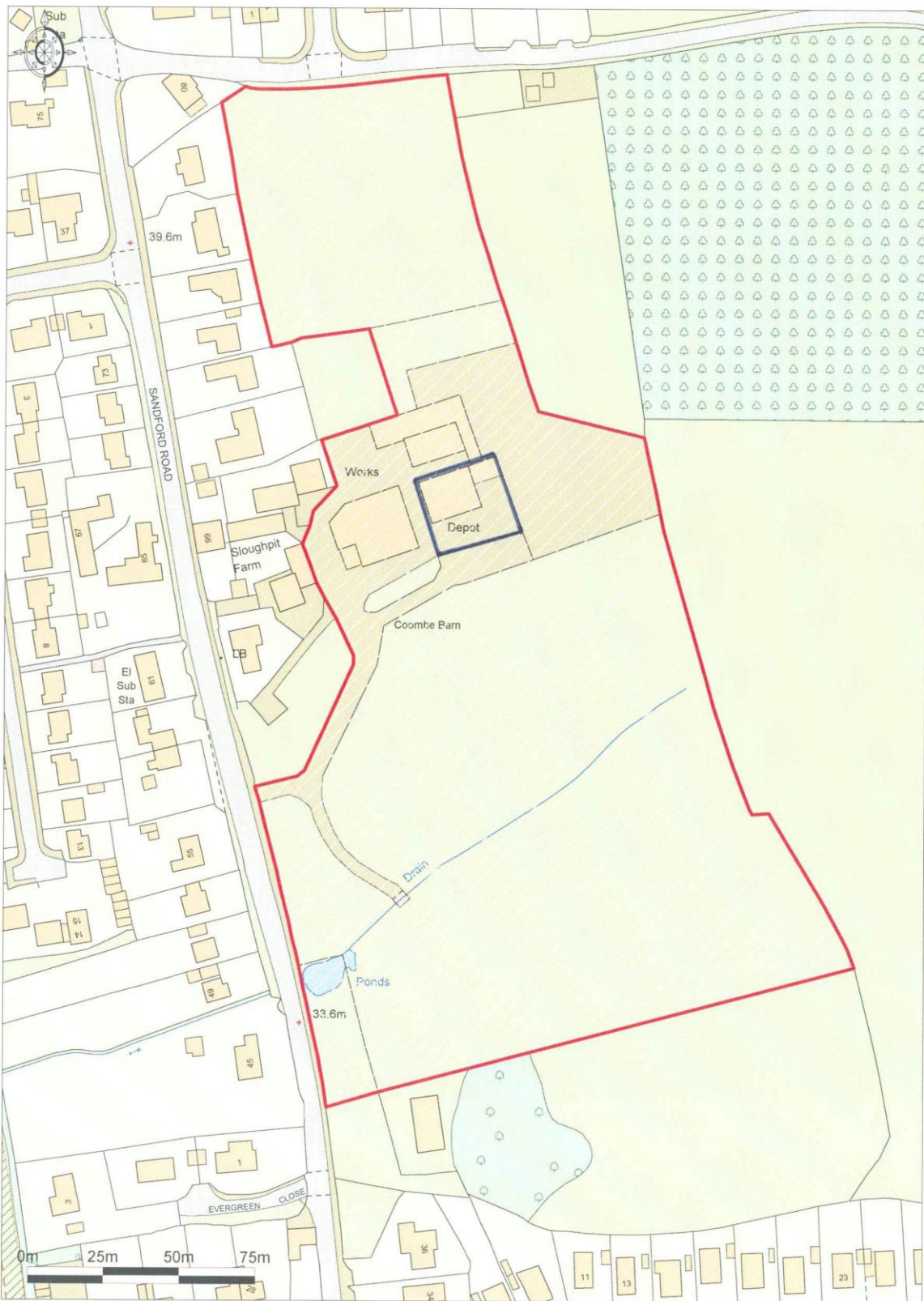
Viewing is strictly by appointment only . Please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively matthew@cjh-land.co.uk

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.

Coombe Farm Storage Winscombe North Somerset



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