

# CjH·LAND

LIMITED

*Development & Land Agency*

**LAND AT THE HAYES, CHEDDAR, SOMERSET, BS27 3HS**

**FOR  
SALE**



**BY WAY  
OF  
PRIVATE  
TREATY**

**An wonderful opportunity to purchase a stand alone development site of approximately 0.8 acres (0.32 Ha) ideally suited for a medium density housing scheme. The site is well located within Cheddar and is only a short walk from the local schools, shops and amenities whilst enjoying the stunning views of The Gorge and the surrounding hills.**

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Matthew Hiles**

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## The Site

The site extends to approximately 0.8 acres (0.32 Ha), is rectangular in shape and is mostly grassed. To the north, south and east are residential properties and gardens. To the west is a further area of grassed land which is under separate ownership that extends to approximately 0.5 acres (0.2 Ha).

The property is well located in Cheddar and is only 1KM north west of the village centre and Tesco's. It is well served by primary and secondary schools both of which are within walking distance. The site enjoys wonderful far reaching views of the surrounding hills and of Cheddar Gorge.

## Planning

The site has no recent planning history, however we are not aware of any policies within the Sedgemoor District Local Plan which would prohibit residential development in this location.

The vendors have an agreement in place with the owners of Aldon (as identified on the attached plan) to provide a 7 metre strip for vehicular access to The Hayes for any residential development.

## Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

## Method of Sale

The freehold of this property is offered for sale on a subject to planning basis by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd. Vacant possession will be provided upon completion.

## Further Information

A transport statement by Key Transport Consultants is available upon request which details the access provision.

## 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](mailto: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.



Bath Fairfie  
Court THE BARROWS  
Elmeroft House

Oakdeane Terrace  
HOPWOODS CORNER  
Ceconda  
Larch Ghyll

21.6m  
21.6m  
Midvale  
Hopwoods  
Glenthorne  
Holmleigh  
Hazlemere  
Avalon House  
21.0m  
Aldon

Endfield  
Wy  
Old Chapel Collage  
Presby  
Church  
BM 21.37m

The Lindens  
s Croft  
37  
38  
32  
26  
27  
19.8m  
Eveleigh

Cobwebs  
Airdrie  
The Corner House  
Stonewalls  
EI Sub Sta  
Gwy

ASHEY LANE  
Novello  
Journeys End  
Over The Way  
Ballachulish  
Ashridge  
Summerdale  
East Haven  
Knightst  
Mendip View  
Tomira  
Bridport House  
Byways  
Amber Crest  
Wynfiel  
Remba

