

Lot 8

**Former Lloyds Bank, 2 Cottages,
Rear Car Park & Rear Garden, Bath Street,
Cheddar, Somerset BS27 3AB**

***Guide: £450,000+**
On behalf of Pension Fund Trustees
6 week completion



SITUATION

Located at the junction with Lower North Street amongst nearby occupiers as **Tesco Express, Post Office, Weston Hospicecare** and a range of independent retailers.

Cheddar is located on the southern edge of the Mendip Hills, approx. 9 miles north-west of Wells and 20 miles south-west of Bristol with access to the M5 motorway via the A371 and A38.

PROPERTY

Comprising:

- A **Former Bank** on ground, first and second floors ([see 'Planning' section](#)).
- **2 adjoining Cottages** on ground and first floors ([see 'Planning' section](#)).
- **Rear Car Park**.
- **Rear Garden** ([see 'Planning' section for permission to convert to a Car Park](#)).

Vacant Former Bank, 2 Cottages, Car Park & Rear Garden with Approval for Residential Use

Joint Auctioneers

Kings of Cheddar
Tel: 01934 744 855 Ref: John Denbee
Email: info@kingsofcheddar.co.uk

Vendor's Solicitors

Howard Kennedy LLP
Tel: 020 3755 6000 Ref: Martin Philips
Email: martin.philips@howardkenedy.com

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



VAT is NOT applicable to this Lot

ACCOMMODATION¹

Former Bank

Ground Floor

GIA Approx. 753 sq ft

First Floor

GIA Approx. 753 sq ft

Second Floor

GIA Approx. 828 sq ft

Total GIA Approx. 2,334 sq ft

Cottage 1 (Left)

Ground & First Floors

GIA Approx. 700 sq ft

Cottage 2 (Right)

Ground & First Floors

GIA Approx. 861 sq ft

Plus Car Park & Rear Garden

¹Not inspected by Barnett Ross. Areas provided by Vendor.

FREEHOLD offered with VACANT POSSESSION

Note: We are offering another building in Bath Street in this auction – see Lot 9.

PLANNING FOR RESIDENTIAL CONVERSION

On 19th March 2025, Somerset Council confirmed that 'Prior Approval' was not required for 'Change of use from Commercial, Business and Service (Use Class E) to 4 No. Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

Refer to the Auctioneers for the Planning Documentation and Plans.

The 4 Dwellinghouses would comprise:

- 1 × 753 sq ft First Floor Flat above the former banking hall (1 Bedroom with ensuite Bathroom/WC, open plan Kitchen/Living Room, Utility Room, sep. WC)
- 1 × 828 sq ft Second Floor Flat above the former banking hall (2 Bedrooms, open plan Kitchen/Living Room, Bathroom/WC)
- 1 × 700 sq ft Cottage on ground and first floors (1 Bedroom, Living Room, Bathroom/WC and sep. WC)
- 1 × 861 sq ft Cottage on ground and first floors (2 Bedrooms (one with ensuite Shower Room/WC), open plan Kitchen/Living Room, Utility Room, Bathroom/WC and sep. WC).

Refer to the Auctioneers for the floor plans relating to the 4 residential units.

PLANNING FOR REAR GARDEN TO A CAR PARK

On 15th August 2024, Planning Permission was granted by Somerset Council for converting the Rear Garden to 'Formation of 20no. new parking spaces and partial demolition of existing wall providing access to whole site'. Planning Ref: 17/23/00064.

The Planning would enable the current Rear Garden to be used in conjunction with the Rear Car Park behind the Former Lloyds Bank and 2 Cottages to create a 20 space car park.

Refer to the Auctioneers for the Planning Documentation and Plans.