

Photograph taken June 2025
 (Ground floor doors and windows
 have since been boarded up)



SITUATION

Located close to at the junction with Lower North Street amongst nearby occupiers such 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

A semi-detached building comprising **2 Cottages (which were previously used as part of the former adjoining banking premises)** on ground and first floors (see 'Planning' section). In addition, the property includes **Car Parking** for at least 2 cars at the side.

ACCOMMODATION¹

Cottage 1 (Left):

Ground & First Floors

GIA Approx. 700 sq ft

Cottage 2 (Right):

Ground & First Floors

GIA Approx. 861 sq ft

Total GIA Approx. 1,561 sq ft

Plus Parking Spaces for at least 2 cars

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

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

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 Dwellinghouses (Use Class C3)'. Planning Ref: 17/25/00004.

This 'Prior Approval' also included the adjoining Former Bank - see Lot 14

Refer to the Auctioneers for the Planning Documentation and Plans.

The 2 Dwellinghouses would comprise:

- 1 x 700 sq ft Cottage on ground and first floors (1 Bedroom, Living Room, Bathroom/WC and sep. WC)
- 1 x 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 residential units.

Note: We are also offering the adjoining former bank and the rear car park/rear garden in this auction – see Lots 14 & 16.

2 Vacant Cottages with Prior Approval for Residential Use

The Surveyors dealing with this property are
John Barnett and Elliott Greene

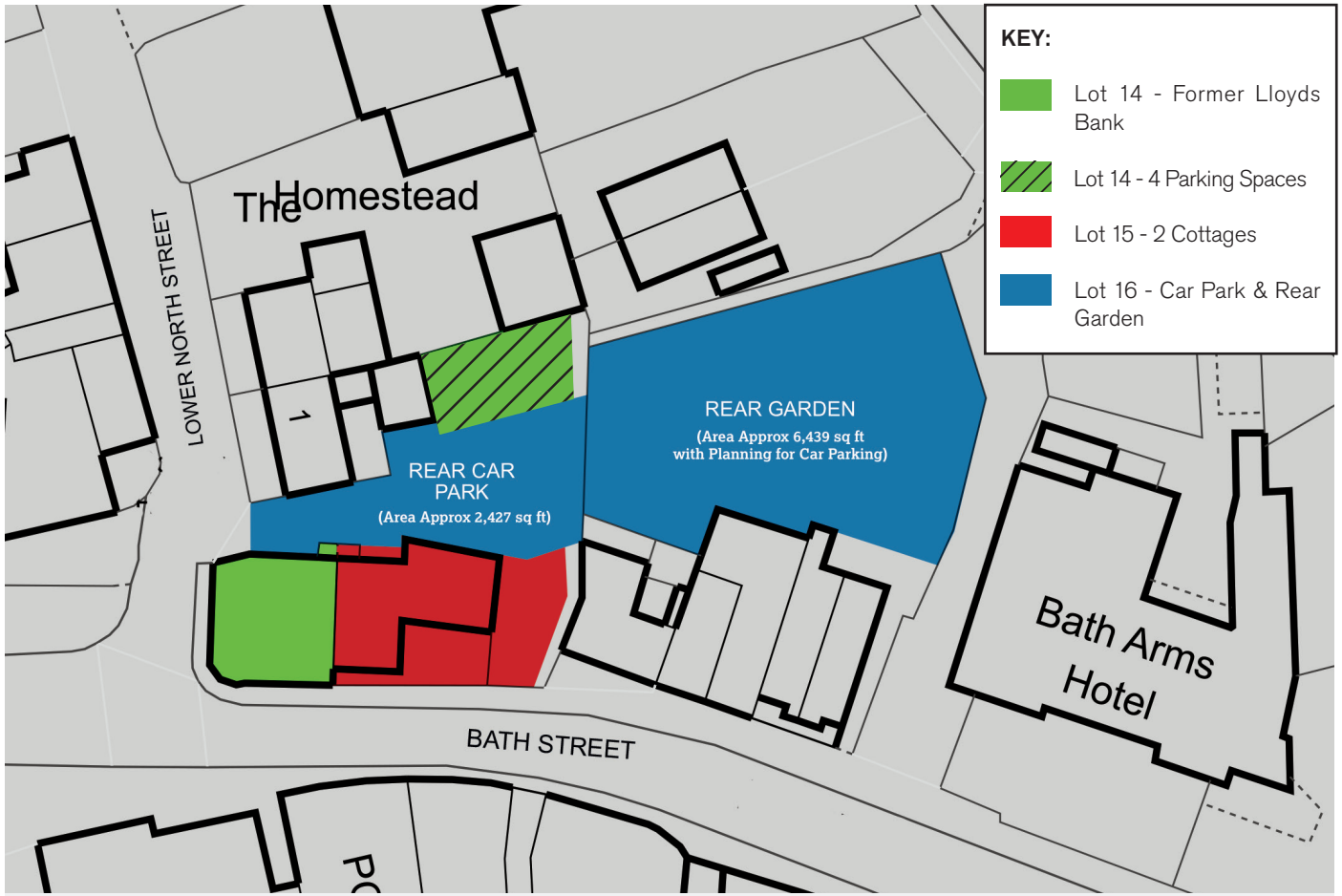
Joint Auctioneers

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@howardkennedy.com

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'**



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