



View of Rear Car Park

### SITUATION

Located 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 Car Park and Rear Garden (see 'Planning' section).

### ACCOMMODATION<sup>1</sup>

#### Car Park and Rear Garden

Car Park Area      Approx. 2,427 sq ft  
 Rear Garden Area    Approx. 6,439 sq ft

Total Area                      **Approx. 8,866 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Area taken from Find Maps.

**VAT is NOT applicable to this Lot**

**FREEHOLD** offered with **VACANT POSSESSION**, subject to rights to access over the Car Park for the parking spaces allocated to the Former Bank (see Lot 14) and the 2 Cottages (see Lot 15).

### PLANNING FOR CHANGE OF USE FROM REAR GARDEN TO 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 car park for 20 cars although 4 of these spaces are being sold with the Former Bank building (see Lot 14).**

**Refer to the Auctioneers for the Planning Documentation and Plans.**

**Note: We are also offering the adjoining former bank and 2 cottages in this auction – see Lots 14 & 15.**

## Car Park & Rear Garden with Planning for a 20 Space Car Park

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

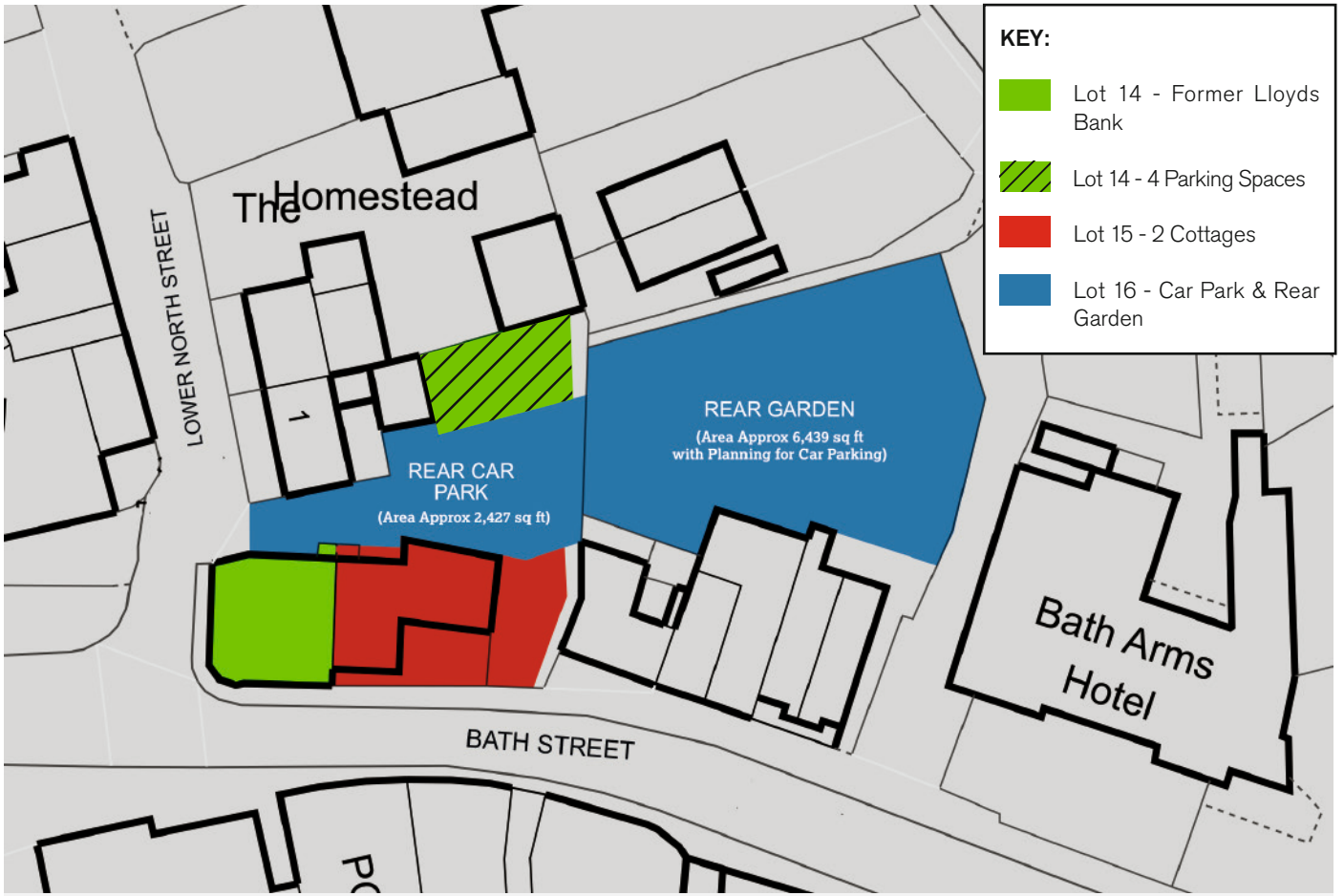
### Joint Auctioneers

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'**



**KEY:**

<span style="color: green;">■</span>	Lot 14 - Former Lloyds Bank
<span style="color: green;">▨</span>	Lot 14 - 4 Parking Spaces
<span style="color: red;">■</span>	Lot 15 - 2 Cottages
<span style="color: blue;">■</span>	Lot 16 - Car Park & Rear Garden

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