

CHILDREN'S NURSERY & COMMERCIAL/OFFICE SITE

AXBRIDGE ROAD, CHEDDAR, SOMERSET, BS26 2DP

DEVELOPMENT OPPORTUNITY - FOR SALE FREEHOLD

Lambert
Smith
Hampton

The Opportunity

- + Children's Nursery & Commercial/Office Site
- + 0.18 hectares (0.44 acres)
- + To provide Nursery Unit of 250sqm (2,691sqft) GIA & 3 Commercial Units totalling 600sqm (6,459sqft) GIA
- + For sale freehold
- + On behalf of Homes England, we are seeking Expressions of Interest for this exciting development opportunity in Somerset

Location

The Site is located to the north of the A371 Axbridge Road approximately 1 mile to the northwest of the centre of Cheddar, and within close proximity of the B3135. Both of these roads provide links to the A38 which in turn provides links to Bristol (20 miles), Bristol Airport (10 miles) and the southwest, via the M5 (Junctions 21 and 22).

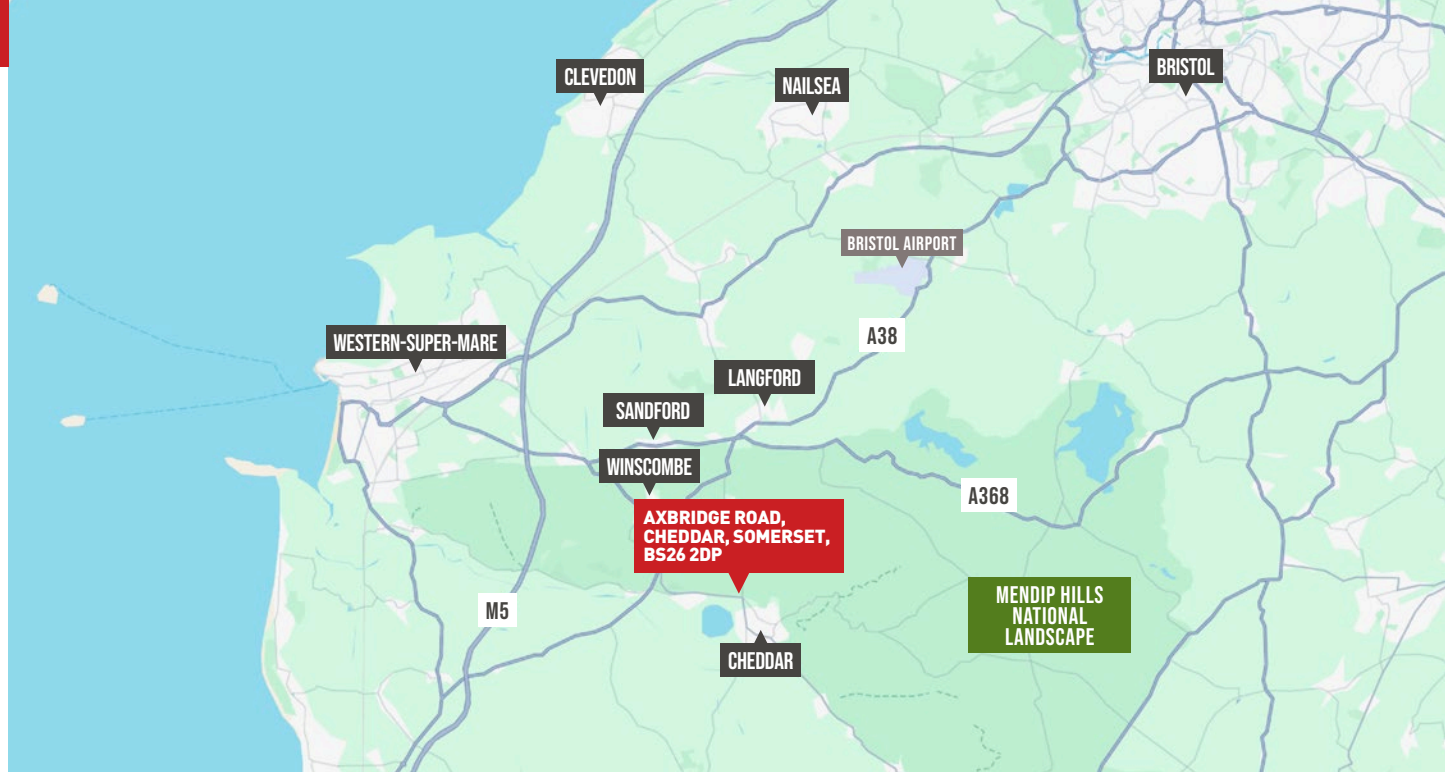
The site is within the administrative boundary of Somerset Council (formerly Sedgemoor District Council). Cheddar and Axbridge are within a Local Community Network (LCN) of 10 parishes with a combined population of 17,600 (2021 census).

The area is noted for its exceptional landscapes, particularly the 500ft high limestone Cheddar Gorge, recognised as one of the "four wonders of England". The Gorge, along with the nearby Show Caves, is a major tourist attraction.

The site will be accessed via a new 56-unit residential development and care home scheme, which is bounded by woodland to the northwest and open countryside to the west and southwest. South of the site are low density residential dwellings and to the northeast and east is the Cheddar Woods holiday resort and spa.

Transport Links

	Miles	KM
Cheddar	1.0	1.75
Western-Super-Mare	14.6	23.49
M5 J22	15.5	24.9



Site Area

The site which is located in the southeastern corner of the residential scheme comprises approx. 0.18 hectares (0.44 acres).

Planning

The Site benefits from an extant outline planning consent (17/18/00073) secured in May 2023 and a subsequent S73 amendment consent (17/24/00044) granted in December 2024 for:

"A mixed-use scheme comprising up to 100 residential units (Class C3), up to 60 bedspaces care/retirement facility (Class C2), up to 12 bedspaces extra care facility (Class C2), up to 250 sqm nursery use (Class E (f)), up to 750 sqm business use (Class E (g)), and up to 5 live/work units (Class C3/E (g)), with ancillary works including landscaping, access, parking and circulation space."

The purchaser of the Residential Site is in the process of bringing forward Reserved Matters applications for a 56-unit residential scheme and the Nursery and Commercial units comprising:

A detached two-storey nursery unit of 250sqm (2,691sqft) GIA

A terrace of 3 two-storey commercial units each of 200sqm (2,691sqft) GIA



Commercial Unit Floor Plans & Elevations



COMMERCIAL UNIT GROUND FLOOR PLAN

PLANNING

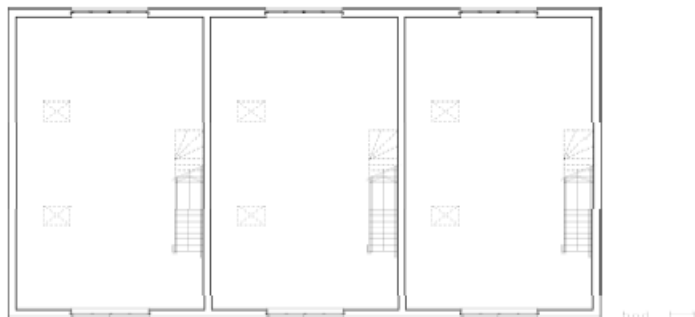
25576/1021/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - Ground Floor
 1/1/20
 25576/1021/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - Ground Floor
 1/1/20



FRONT ELEVATION



SIDE ELEVATION



COMMERCIAL UNIT FIRST FLOOR PLAN

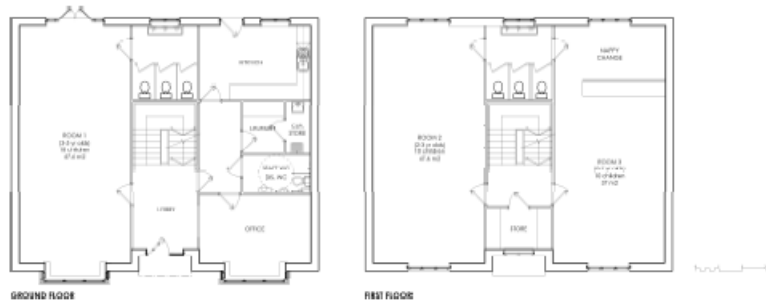
PLANNING

25576/1022/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - 1st Floor
 1/1/20
 25576/1022/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - 1st Floor
 1/1/20

PLANNING

25576/1023/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - Developments
 1/1/20
 25576/1023/A Axbridge Road, Cheddar
 1.00 0000 04 10 Commercial Unit - Developments
 1/1/20

Nursery Floor Plans & Elevations



NURSERY FLOOR PLANS (250 m2 / 2691 sqft)

PLANNING

26476/2021/A Axbridge Road, Cheddar

1:100 2024 Rev 02 Nursery Floor Plans

pad

NURSERY ELEVATIONS

PLANNING

26476/2021/A Axbridge Road, Cheddar

1:100 2024 Rev 02 Nursery Floor Plans

pad

Further Information

Technical

Services and road access will be provided by the residential developer into the Nursery and Commercial Site boundary.

Technical information for the site is available on request.

Tenure

The site is offered for sale freehold, subject to a Reserved Matters Application.

The site is comprised of Titles ST75105 and ST98644 and will be sold with limited title guarantee.

Vacant Possession

The Nursery and Commercial Site is to be leased to the residential developer for use as a works compound for a period of 33 months. It is anticipated that vacant possession will be available in Q3/Q4 2029.



Contact

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