



Residential Development with full planning for two x four bed detached dwellings with access and parking

Banwell, BS29 6AH

OIRO £175,000

COOPER
AND
TANNER

Plot with planning for two four bedroom detached dwellings in Banwell, BS29 6AH

- Residential Development opportunity
- Development with full planning consent for 2 x 4 bed detached dwellings
- Planning Application number 23/P/2587/FUL (North Somerset Council)
- Gated Access into the development
- All ecology and conditions have been granted

Description

Recently reduced, we are delighted to be able to offer this exciting development opportunity in the village of Banwell. Located in the heart of the village behind the Ship Inn on West Street, access is via a gated parking area to the rear of the building. The site has full planning for two dwellings; one four bedroom and one five-bedroom detached property with access and parking.

The site is not within a flood zone and the topography gently slopes towards the buildings fronting the main A371, which provides views across the village and the church.

Community Infrastructure Levy (CIL) Payment

CIL payment will be due and will be the responsibility of the new purchaser at a cost of £31,056.56.

Planning

Planning was validated on the 5 January 2024 and a lawful certificate of commencement was granted on the 20th March 2024.

Conditions number 5 (CEMP) and Condition number 10 (written scheme of investigation) were requested for discharge and granted.

Further details regarding the planning consent can be found via the Somerset (North Somerset) Council online. Interested parties must satisfy their own planning investigations.

Location

Banwell is lovely village conveniently located within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells, and the national motorway network, providing seamless connectivity for work and leisure. The village comprises of an array of local amenities including shops, pubs, restaurants, churches, a primary school, and a pre-school.

Banwell is ideally situated for outdoor enthusiasts who will appreciate the close proximity to the Mendip Hills, offering a range of country pursuits such as riding, walking, and caving. Additionally, the Chew and Yeo Valleys, with the scenic Chew and Blagdon Lakes, provide excellent opportunities for sailing and fishing.

For long-distance travel, the village benefits from excellent motorway and rail links, with Bristol International Airport just a short drive away.



Plot 1 Proposed Elevation



Plot 2 Proposed Elevation

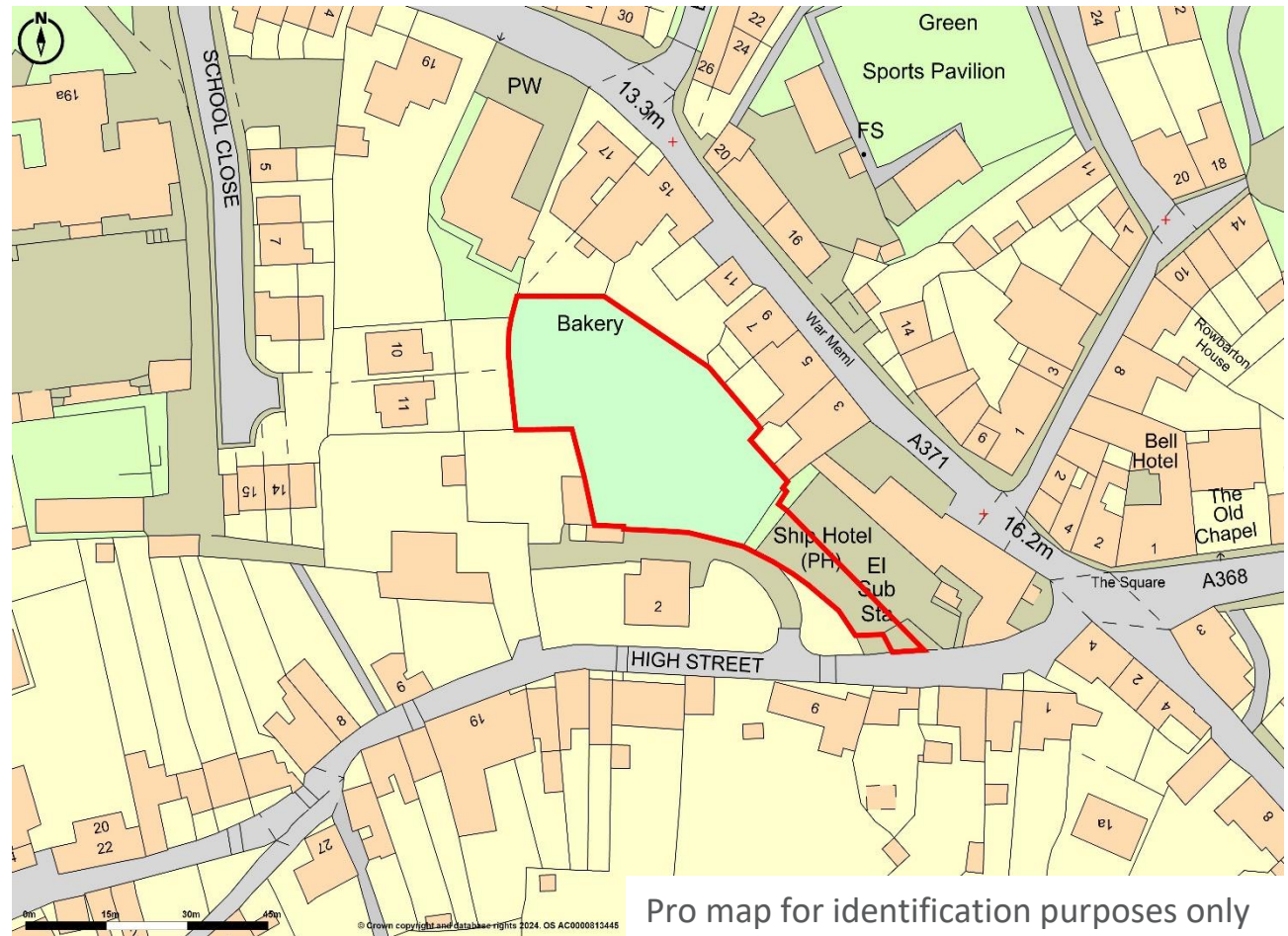
Viewing

Strictly by prior appointment with Cooper and Tanner. **Tel. 01373 455060.**

Please note this land is open to the elements and suitable precautions and care should be taken during viewings.

Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.



Pro map for identification purposes only

Local Council:

Somerset Council (North)

Services: Prospective purchasers will need to provide services to the boundary of the Vendors retained land and they must also satisfy themselves as to the location and capacity of any services.

Method of Sale:

Private treaty

Tenure:

Freehold



Motorway Links

- A368
- M5



Train Links

- Worle Station (approx. 2.7 miles)
- Weston Milton Station (approx. 3.4 miles)
- Weston-super-Mare Station (approx. 4.6 miles)



Proposed Site Plan

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.

DEVELOPMENT DEPARTMENT

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