



C J H L A N D

DEVELOPMENT & LAND AGENCY

FOR SALE

Exciting Development Opportunity
Land & Property at:

Gatcombe Farm
Wrington
North Somerset
BS40 5GF



LOCATION

The land lies c.0.5km to the north-west of Wrington village in North Somerset.

The site is located in the Green Belt, with views south across the valley towards Churchill and the Mendip Hills Area of Outstanding Natural Beauty.

Wrington is a sustainable village offering village pubs, local shopping facilities, medical facilities, local pharmacy and local village primary school. In addition the village offers plenty of open green amenity areas including cricket fields, tennis club and footpath links to surrounding countryside.

THE SITE

The site is currently comprised of concrete hardstanding, various single-storey concrete commercial units with corrugated roofs and grass/shrubs. The site measures 3.22 hectares (7.96 acres). The net developable residential area is 0.99 hectares (2.451 acres).

With excellent views from the site towards the Mendip Hills lying to the south, the site offers huge potential.

PLANNING

The site has a lengthy planning history but in February 2019, planning permission was granted for c.64,000 sq ft of mixed B1 and B2 uses. Our retained clients, Aberdare Estates, submitted an outline residential planning application (with only appearance as a reserved matter) to North Somerset Council for 38 residential dwellings, of which 3 units are affordable homes, as well as 5 employment units (4,844 sq ft). The application reference is 21/P/0019/OUT and it was validated on 26th January 2021. A delegated decision will imminently be issued by officers and work on the Section 106 Agreement is underway.

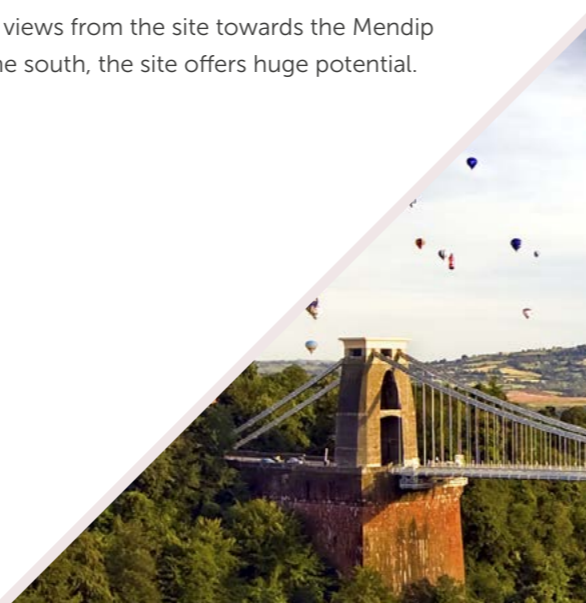
CONCEPT MASTERPLAN

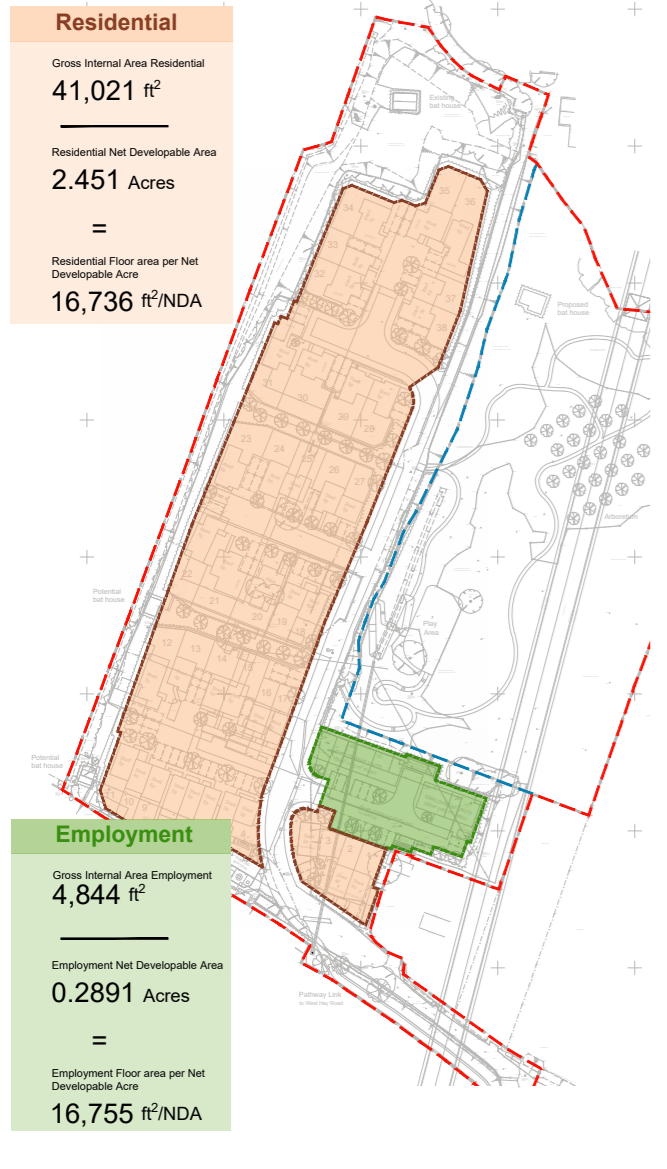
Angus Meek Architects have produced all the layouts and designs for the planning application and the Design & Access Statement (DAS). Detail is available on the Planning Portal.

AFFORDABLE HOUSING

There will be 3 affordable houses delivered through the Section 106 Agreement. CJH Land Limited will be retained to execute the affordable housing contract post completion on behalf of the purchaser.

Any queries in respect of the affordable housing element should be directed to Simon Parks and **no direct contact should be made with North Somerset Council or any Registered Providers in respect of the property.**





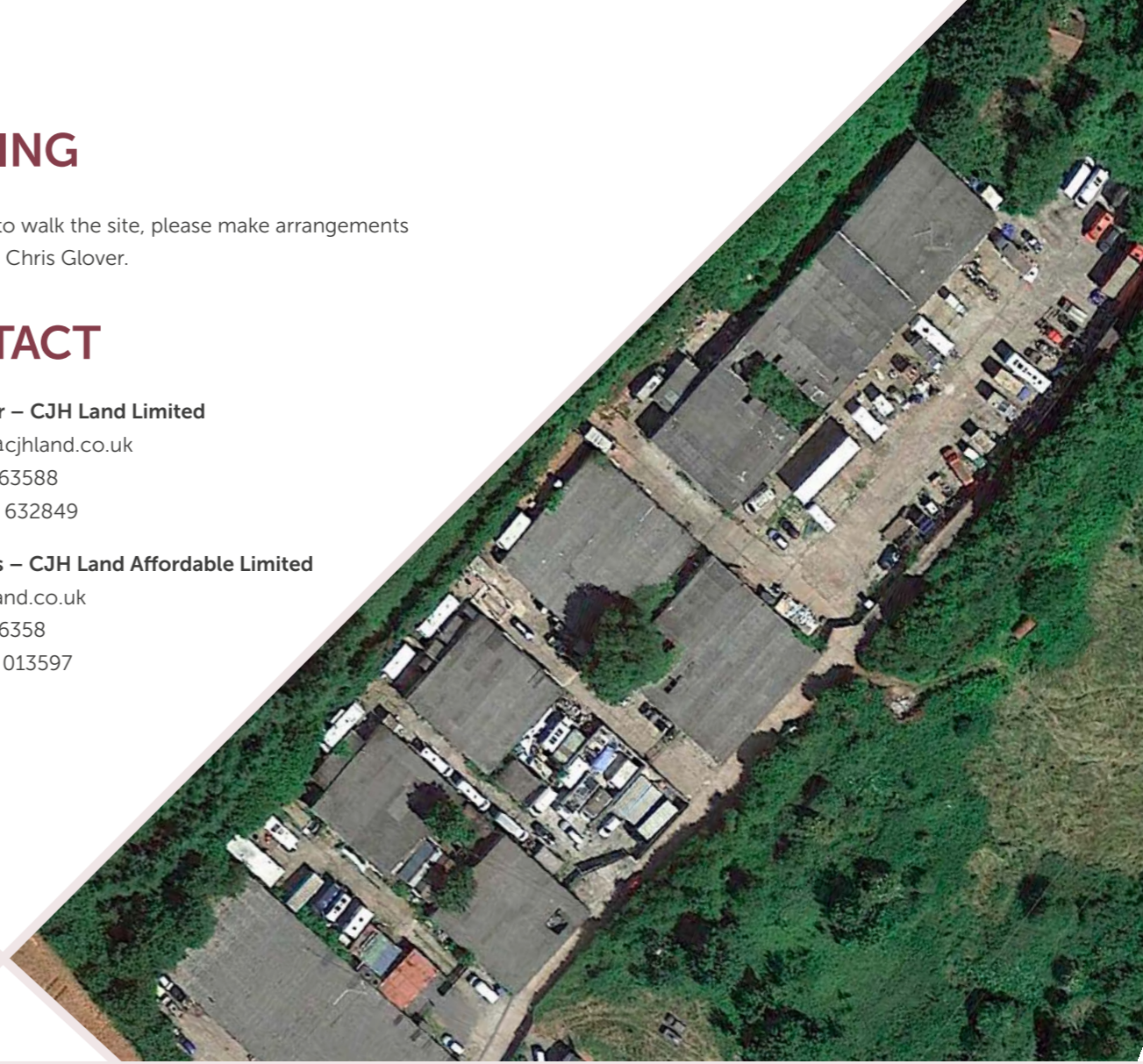
VIEWING

If you want to walk the site, please make arrangements directly with Chris Glover.

CONTACT

Chris Glover – CJH Land Limited
 chrisglover@cjhland.co.uk
 Tel: 01275 463588
 Mob: 07836 632849

Simon Parks – CJH Land Affordable Limited
 simon@cjhland.co.uk
 Tel: 01275 46358
 Mob: 07919 013597



METHOD OF SALE

The freehold of the Land and Property is offered for sale on an unconditional basis. Purchaser's will be buying once the planning consent has been issued and the Judicial Review period has expired.

All offers are to include a layout for the proposed scheme supporting the financial offer.

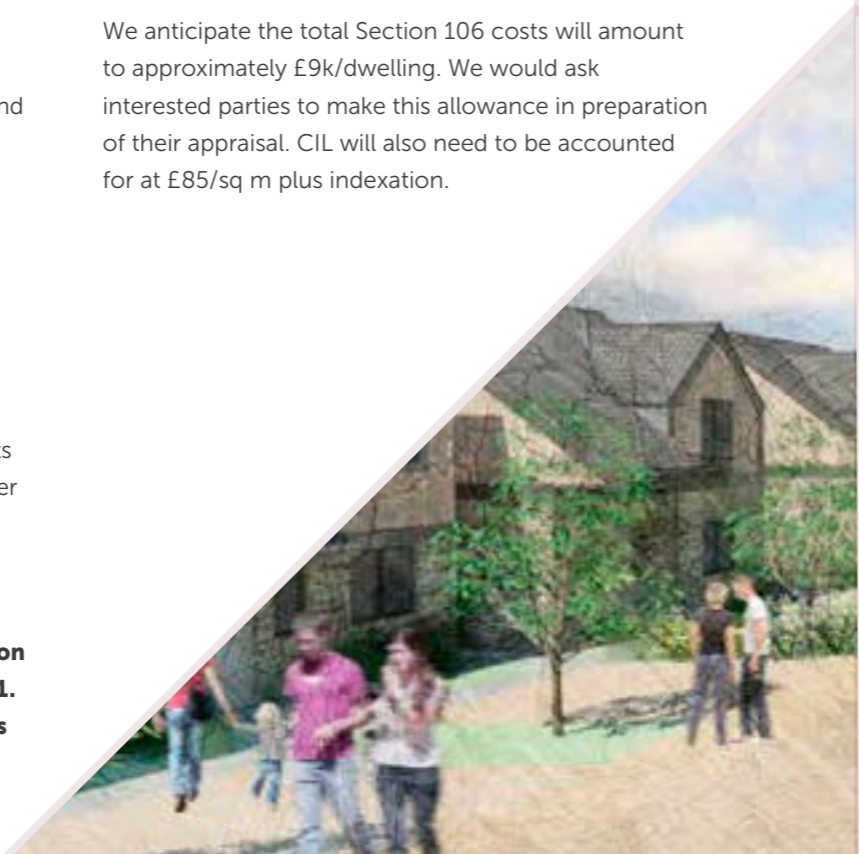
The sums allowed for the affordable housing element should also be clearly outlined and evidence of the ability to complete the purchase will need to be provided.

Aberdare Estates will be retaining the employment units which the purchaser will be required to build and deliver to Aberdare in line with an agreed (shell) specification.

Offer proposals to be received in writing to the offices of CJH Land Limited or via email (chrisglover@cjhland.co.uk), marked for the attention of Mr C Glover, by noon on Friday 15th October 2021. The vendor will be seeking an exchange of contracts by Friday 10th December.

SECTION 106 & CIL

We anticipate the total Section 106 costs will amount to approximately £9k/dwelling. We would ask interested parties to make this allowance in preparation of their appraisal. CIL will also need to be accounted for at £85/sq m plus indexation.



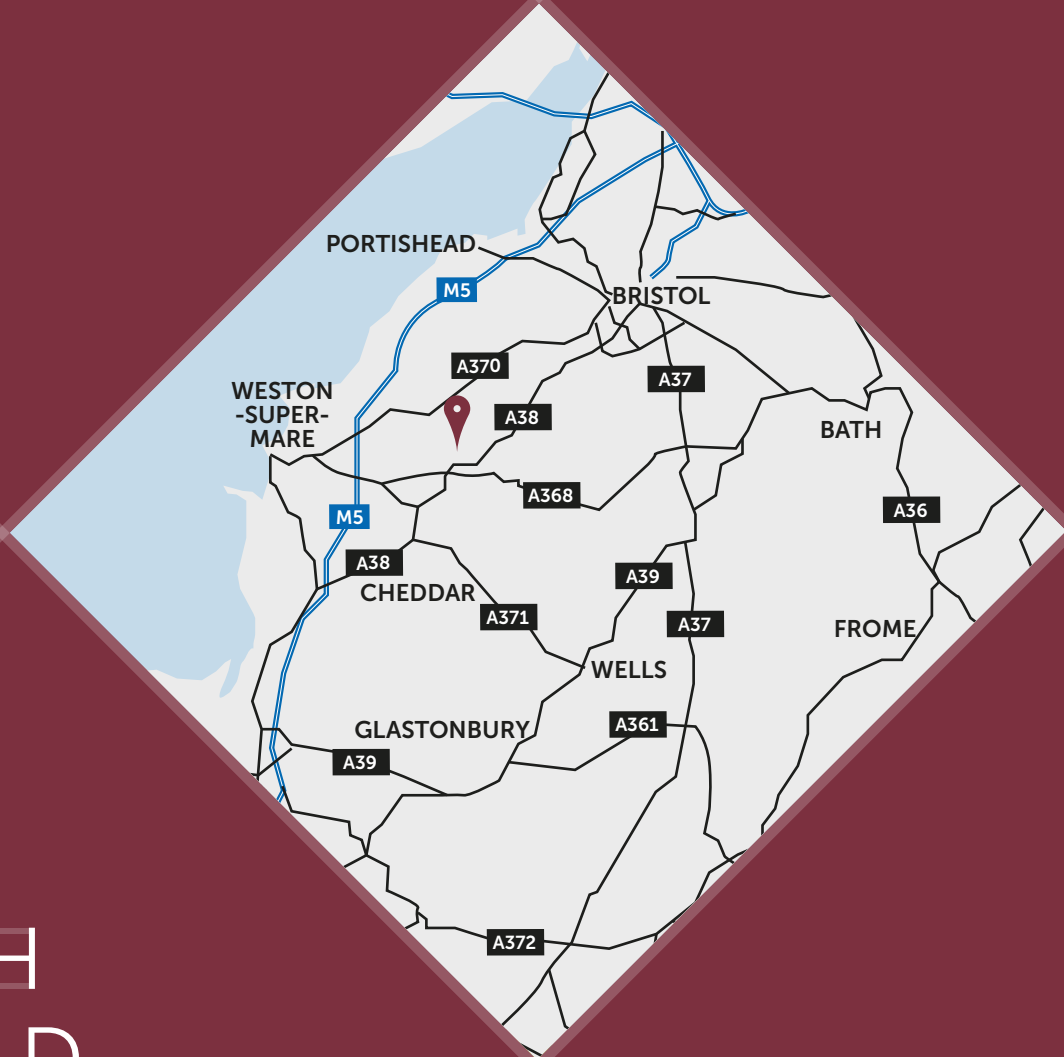
INFORMATION PACK

There is a full Information Pack containing the following data:

- Full Boundary & Topographical Survey
- Full Ground Investigation Report
- Drainage Strategy & Report – details of foul and surface water; depths/connections/attenuation
- Utilities and Services Information – details of availability; capacities; location of nearest connections; anticipated costs to bring to site
- Copy of the Resolution (when available)
- DAS
- Section 106 obligations and costs; plus CIL calculation
- Masterplan/Layout
- Ecological Report & Mitigation Report
- Accommodation Schedule
- Section 105 Agreement (when available)

The WeTransfer link for the data as above is: <https://we.tl/t-X8TQJvy8yc>

DISCLAIMER CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:
 1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
 2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 214641. 08/21.



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