

Synopsis Marketing Material in advance of formal marketing, unless sold prior.

SITE

Land at Cooks Lane to Crane Cottages
Cranmore
Shepton Mallett,
Somerset. B44 4RH

You are referred to the site plans attached indicative of the Red outlined c10 acres and the Blue Outlined 20 acres.

3 acres of the 10 acres was previously submitted for the SCHLAA "call for sites" and the wider site (10 acres) is mooted for a farm shop, roadside uses, Care and Housing and possible Business Units, all subject to planning.

PROPOSAL

Unconditional Sale of Red and Blue Outlined.

PRICE

Offers in excess of £300,000 for the whole.

VAT - to be confirmed.

LEGAL COSTS

Each party to bear their own.

Miscellaneous -

- Somerset East - Mendip Unitary Authority
- Land Adjacent - The site between the village and the subject site is in for Appeal (Ref 6003863) - seeking planning consent for 25 dwellings.
- Green Infrastructure: The site is relatively flat, albeit with a gentle slope down from the A361 to the village and therefore there is minimal need to change the existing topography of the site. Furthermore, should there be a need to remove any existing hedgerow to facilitate the widened cooks lane road, this can be more than replaced and enhanced with additional planting around the perimeter and within the site. New landscaping can be introduced throughout the site, allocated to each dwelling adding some important ecological enhancement, including smaller plot boundary hedgerows allowing 'green pathways' across the site. The proposed domestic curtilage landscaping would be consistent with that found in adjoining and nearby existing properties.

- Hard landscaping to the private footpaths, rear gardens and car park areas will incorporate a hierarchy of materials providing a tapestry of colour and texture through the site.
- The site is located outside of the catchment area for the Somerset and Levels Moors Ramsar. This is seen as a huge advantage for the site as it will not be hindered in requiring adhering to achieving nutrient neutrality.
- Flood Risk - The site is in Flood Zone 1 - No further action is required.
- Foul Sewerage - The site could gravity connect into the adopted Foul sewer in Cooks Lane in the SW corner of the site.

CONCLUSION

The development site, subject to planning, is located on the North side of Cranmore with an existing footpath connecting it to the village. The site is considered to offer an ideal opportunity for up to 30 new dwellings (with % tbc as affordable housing), but also improve highway safety, offer an additional service to the village in the form of a Assisted Living or Care Home and also roadside uses such as Farm Shop/convenience retail and EV charging/Fuel.

The proposed development lies on an existing bus route (No.162) and has direct access to the existing services the village offers. The benefits the development could provide can help the village become even more sustainable.

Contact

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