

Residential Development with full planning consent for 2 x 3 bedroom Bungalows and parking for 2 vehicles per bungalow

Times Past Dairy, Westfield Lane, Draycott BS27 3TP

OIEO £220,000

COOPER AND TANNER

Residential Development in Draycott with full planning consent for 2 x 3 bedroom bungalows.



- Popular village location
- Views over fields towards Nyeland
- Full Planning consent
- Close to Cheddar
- Planning Application number 2024/1870/FUL (Former Mendip Council)

Description

We are delighted to offer this unique development opportunity in the popular village of Draycott.

The site, measuring approximately **0.16 acres**, was formerly a Cheese Dairy, which has now closed and been demolished.

The approved development comprises of a pair of semi detached bungalows. Both are 3 bedrooms with open plan living.

Key Features:

- Ensuite to the master bedroom
- Parking for two vehicles available at the front of each of the properties

This is a rare chance to create two attractive homes in a sought-after village location.

Planning

Full planning consent was granted on 19th December 2025 for a pair of 3 Bed semi detached bungalows with parking.

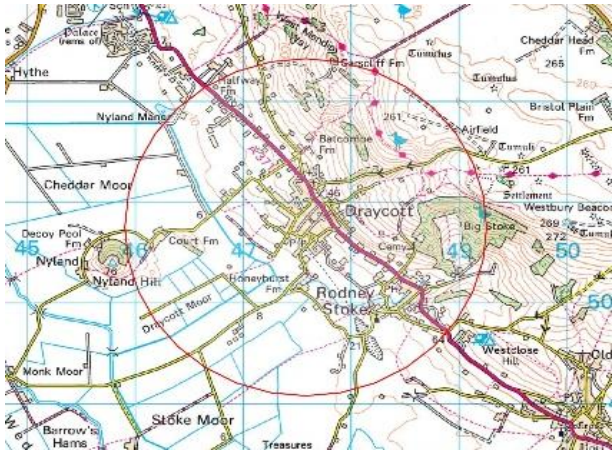
Further details regarding the planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2024/1870/FUL Interested parties must satisfy their own planning investigations.

Location

Draycott is a much favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a regular bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.

Tenure

Freehold. Vacant possession upon completion.





GDV's

Cooper & Tanner's branch office in Cheddar have obtained comparable evidence for the prospective sales values of the completed properties, which are available to prospective purchasers on request.

CIL

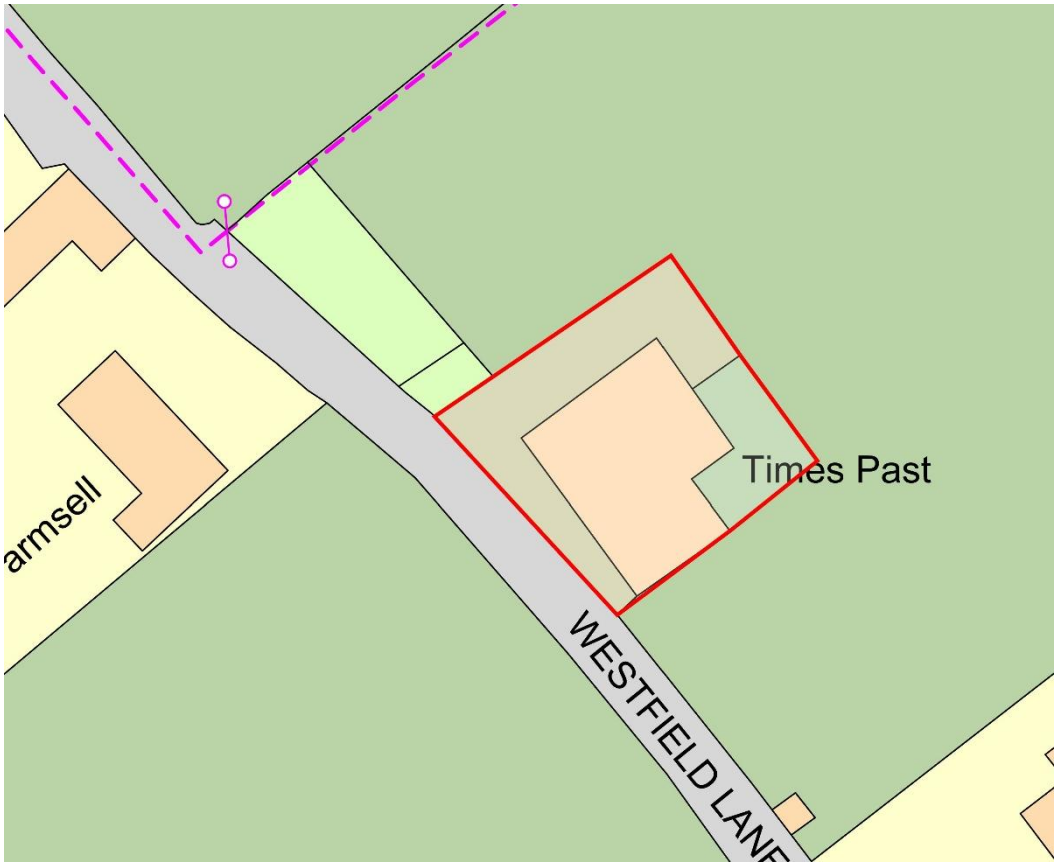
We understand that there is no CIL payment associated with this development

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.

Viewing

Strictly by prior appointment with Cooper and Tanner. **Tel. 01373 455060.**
Please note this is a parcel of bare open land and suitable precautions and care should be taken during viewings.



Local Council:
Somerset Council (former Mendip area)

Services: purchasers must satisfy themselves as to the location and capacity of any services.

Tenure:
Freehold

Motorway Links

- A371
- A39
- M5

Train Links

- Highbridge & Burnham Station approx. 9.8 miles

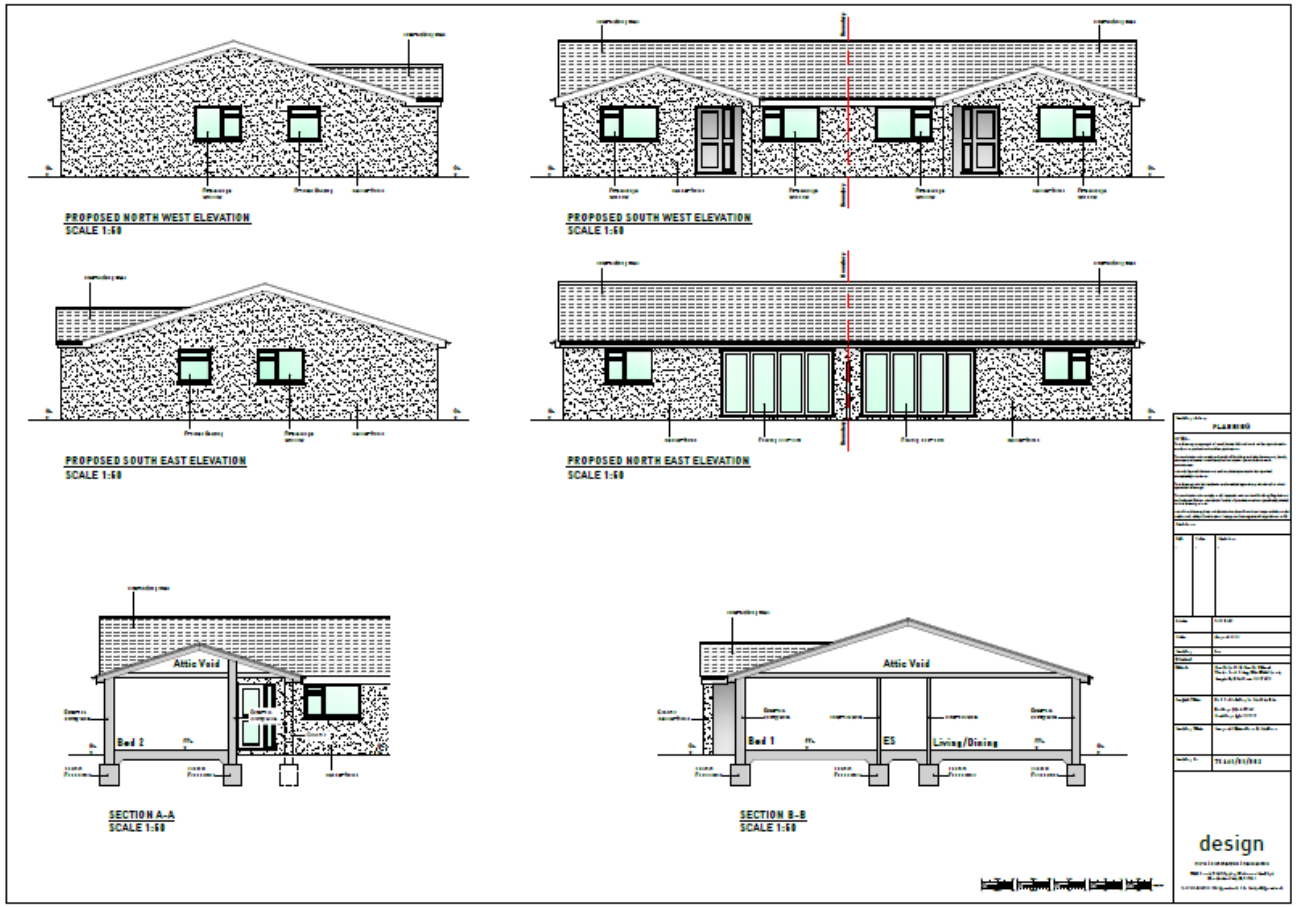
Important Notice –
Cooper and Tanner for themselves and for the Vendors of this land, whose agent give notice that:

- 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.

- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

- 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.

Proposed Elevation drawings



DEVELOPMENT DEPARTMENT
Telephone 01373 455060
Telephone 01458 831077
development@cooperandtanner.co.uk
www.cooperandtanner.co.uk

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The Property Ombudsman
RICS