
FOR SALE



**Lambert
Smith
Hampton**

On the instruction of Homes England
Axbridge Road, Cheddar, Somerset, BS26 2DP

Development Opportunity - Care Home
Site

**0.52 Hectares
(1.28 Acres)**

DESCRIPTION

On behalf of Homes England, we are seeking Expressions of Interest for an exciting Care Home development opportunity in Somerset. The former Yeo Valley site has the benefit of outline planning permission for a residential led, mixed-use development suitable for:

- Up to 60 bedspace care/retirement facility (Use Class C2)
- Up to 12 bedspaces extra care facility (Class C2)

SITE AREA

The wider Site has an area of approximately 5.3ha. The subject Site is located in the southwestern corner across an area of 0.52ha.

PLANNING

A number of technical reports have been prepared for the extant outline planning application, ref: [17/18/00073](#) and subsequent S73 application in August 2024 (consented December 2024) ref: [17/24/00044](#).

The successful bidder for the Care Home site will be required to work in collaboration with the successful bidder for the Residential site to bring forward Reserved Matters applications (for the entire site) for Homes England approval by [February 2026](#) and submission to the LPA by a deadline of [31st May 2026](#).

PROPOSED DEMOLITION

Site demolition is anticipated to take place over a 5-month period with completion anticipated in June 2025.

TECHNICAL PACK

A Technical Pack for the Care Home site is available on request.

SITE AREA

	Ha	Ac
Total	0.52	1.28

SERVICES

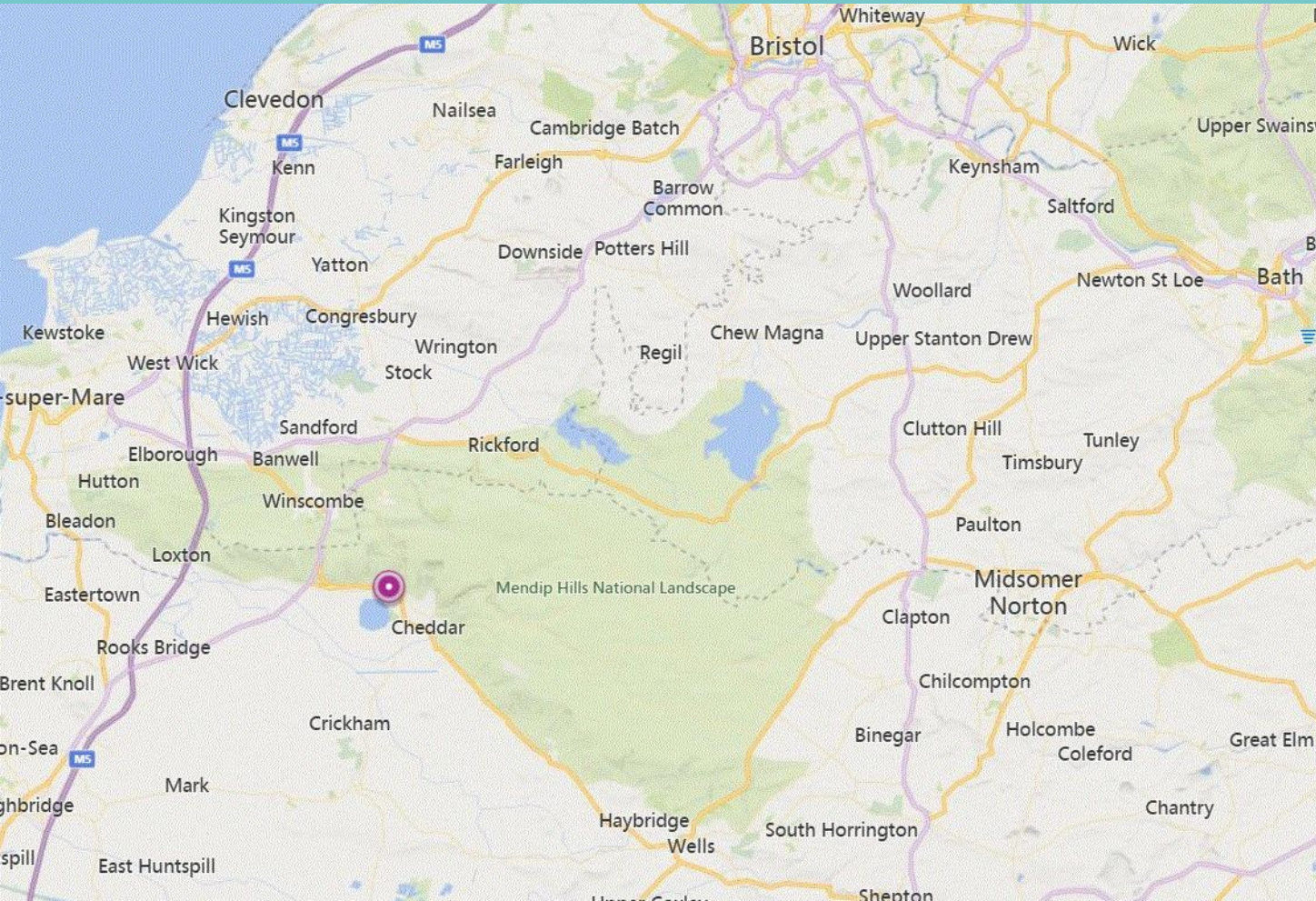
The residential developer will be responsible for providing access and services to the Care Home site boundary.

LEGAL COSTS

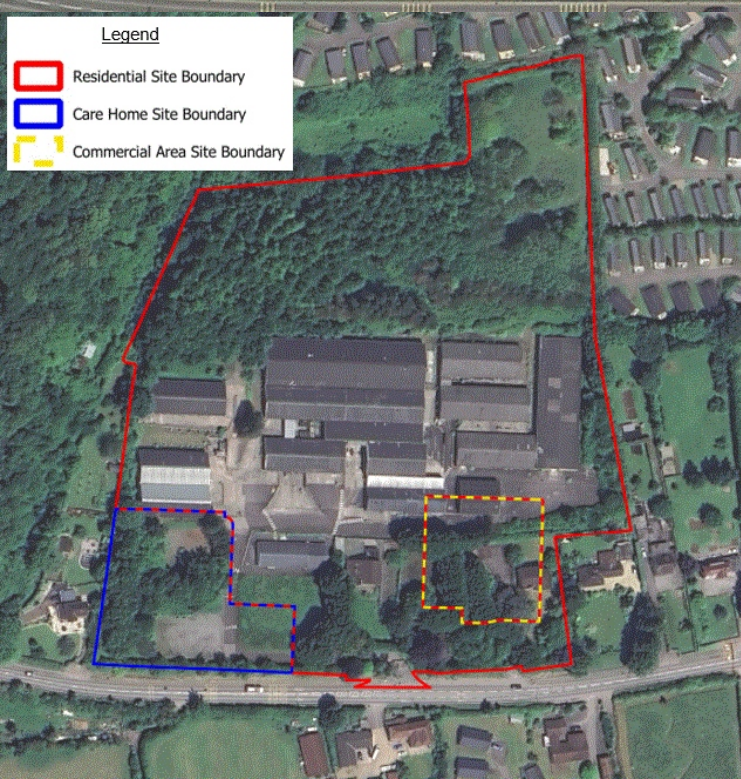
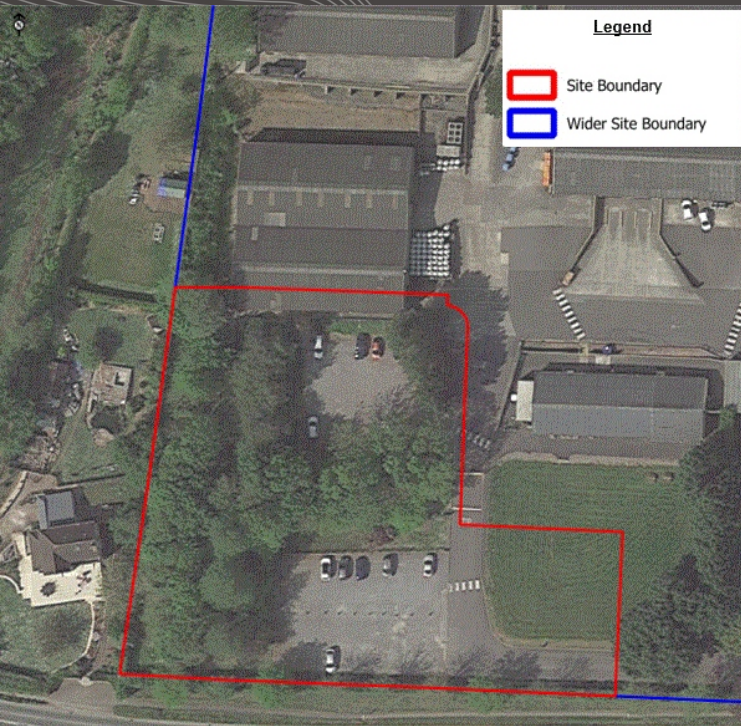
Each party to be responsible for their own legal costs incurred in any transaction.

SITE VISITS

There will be a series of set dates provided for each party to visit site at least once during the informal tender process.







LOCATION

The Site is located between Axbridge and Cheddar on the A371 and is within Somerset Council (formerly Sedgemoor District Council). The Site which lies 1.75 km to the northwest of the centre of Cheddar, is accessed directly off Axbridge Road (A371) and is within close proximity of the B3135. Both of these roads provide links to the A38 which in turn provides links to Bristol and the south west via the M5.

The site is surrounded by woodland to the north west and open country side to the west and south west. South of the Site is low density residential dwellings and to the north east and east is the Cheddar Woods holiday resort and spa.

METHOD OF SALE

The Site is to be sold as a freehold opportunity, either as a whole or as three separate parts, subject to a joint Reserved Matters Application. Expressions of interest are invited from Care Home operators/developers, to include details of funding and details of similar schemes completed over the last three years.

Closing Date for Expressions of Interest is Wednesday 29th January.

The parties selected to be part of the closed competition informal tender will be invited to submit their bid with a closing date of 12:00 noon on Friday 25th April 2025. Homes England aim to select their preferred bidder by June 2025 with exchange by September 2025. Bids will be evaluated on 100% price basis.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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