



Land adjoining Cliff Street and the B3135

Cheddar, Somerset

Carter Jonas



Land adjoining Cliff Street and the B3135 Cheddar Somerset BS27 3PT

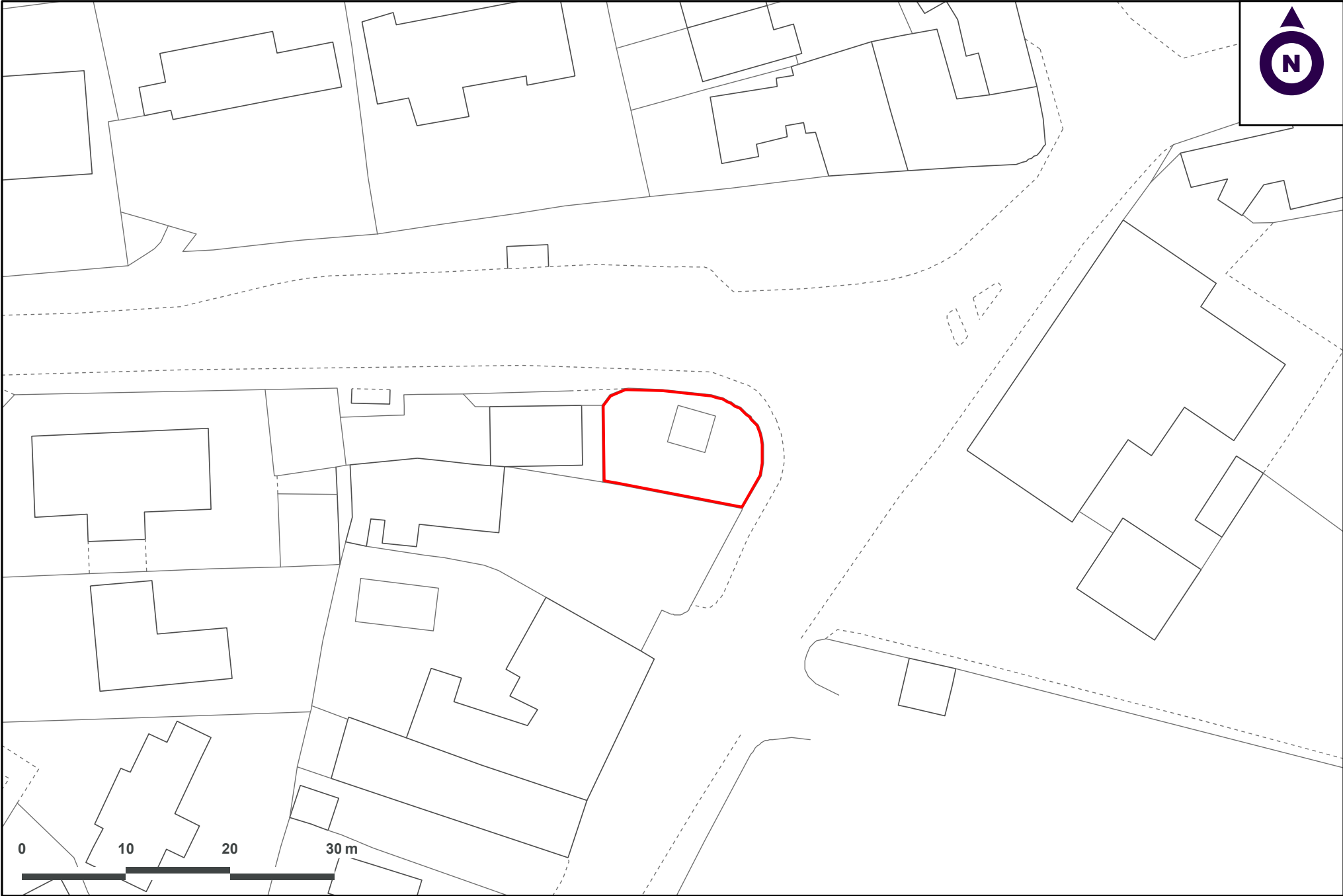
A level plot of land extending to approximately 0.04 acres adjoining both the B3135 and Cliff Street, for sale by online auction on behalf of Somerset Council.

The land has a prominent position, situated on the corner of two roads with metal railings, a stone wall and a handful of trees.

The site has potential for alternative uses, subject to gaining the necessary consents.

The land is offered for sale by online auction with a finish time of 2pm on Thursday 10th April 2025.

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**Location**

Cheddar is located at the foot of the Mendip Hills National Landscape and provides a range of day to day facilities including shops, pubs, restaurants, supermarkets, a medical centre and educational facilities. In addition, the village is home to the Cheddar Gorge and Caves which is one of Somerset's local landmarks, attracting visitors all year round.

The land is located adjoining the both the B3135 and Cliff Street on a corner plot. Road communications are good with the nearby A371 providing good access to Somerset and the A38 which links to the M5 motorway at J22. Bristol International Airport is located about 11 miles to the North.

## Method of Sale

The property is offered for sale by online auction with a guide price\* of £25,000 with an auction with a finish time of Thursday 10th April 2025 at 2pm

The property will be sold subject to a reserve price\*\*.

For further information, to register to bid, and review the auction pack, visit [carterjonas.co.uk/property-auctions](http://carterjonas.co.uk/property-auctions).

\*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\*The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction.

The lot may be sold to the highest bidder at or above the reserve price, but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

## Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

## Health & Safety

Potential purchasers should take particular care when inspecting the site.

## Local Authorities

Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

## Viewings

Potential purchasers may view the property unaccompanied during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.



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## Taunton

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## Important Information

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