



## CONSENTED DEVELOPMENT OPPORTUNITY FOR SALE

LAND AT MOOSEHEART, 70 & 72 WOODBOROUGH ROAD, WINSCOMBE, BS25 1BB  
Outline approval for 14 Residential Units set in circa 3.14 acres (1.27 HA)

Carter Jonas

## LOCATION

Land at Mooseheart, which was formerly known as Kildare, is a small Estate situated North East of the popular village of Winscombe, North Somerset.

Winscombe is sought after village set within Somerset's Mendip Hills, an Area of Outstanding Natural Beauty. The village provides a variety of local services including a High Street with day to day shops as well as having nearby education and sports facilities and local pubs.

A wider range of facilities to include employment, further education and shopping centers are available in nearby Weston-Super-Mare, Wells or Bristol which are all situated within 20 miles.

The property is well located for transport links being off the A371 which connects to Weston-Super-Mare some 7 miles west and the A38, which provides access north to Bristol. The M5 can be accessed via junction 21 some 6 miles distant whilst Weston-Super-Mare Railway Station (7 miles) provides a mainline route to Bristol and Exeter and connects to the wider rail network, including London. The site is further served further by public transport with a nearby bus stop.

Bristol International Airport is circa 9 miles to the north-east.

## THE PROPERTY

The land currently sits within the grounds of a small estate, with access from the Highways Adopted section of Knapps Drive. Currently in agricultural use, a Public Footpath crosses the site and is subject to an upgrade and diversion as part of the approved layout. There is also a Water Main crossing part of the site and the layout has been designed to reflect this.

## PLANNING

North Somerset Council granted full planning permission in a Decision Notice commensurate

with the joint application, dated 3rd March 2022.

*"for the redevelopment of former members guest house (Kildare (Mooseheart)) House to a 18 no. bed boutique hotel, wedding, and events venue with ancillary restaurant, bar, gymnasium, and spa, regeneration of outbuildings to provide hotel accommodation, conversion of former site offices to 3no. Holiday lets and the provision of landscape enhancements and associated works, including retention of a bat barn, and outline planning permission for up to 14no. Residential units with all matters reserved except access"*

Planning reference 18/P/5196/FUL.

The current planning consent and layout approves access to the two northern plots via Knapps Drive, however part of this is a Private Drive. As such we have retained additional land that we believe may be suitable for an access route (Subject to Planning) as it is presently designed as a "Footpath and Emergency Access Route".

## RESIDENTIAL CONSENT

The residential element of the site benefits from Outline consent for residential development for up to 14 dwellings (10 private and 4 affordable units) on circa 1.65 acres and re-routing of the existing public footpath.

The layout seeks to incorporate the existing trees and hedgerows creating a mature environment with new planting to enhance the setting further.

## SECTION 106

A S106 Agreement is in place with and is available in the dataroom. A full copy of the S106 Agreement is available in the dataroom.

## FURTHER INFORMATION

Further detail on can be found in the dataroom HERE or by visiting [www.mooseheartwinscombe.com](http://www.mooseheartwinscombe.com)

The dataroom requires registration on the front page and a password will be sent to you automatically.

Information within the dataroom includes:

- Planning application information to include approved drawings for the 14 dwellings
- Consent & Section 106 agreement
- Technical information
- Bid proforma

## METHOD OF SALE

Unconditional offers are sought for the residential consented land.

Offers should be submitted via email to the Selling Agents by 12 noon on Wednesday 8th March 2023 clearly marked "Residential land at Mooseheart".

All offers will be considered on merit. The vendor reserves the right not to accept the highest or any of the offers received,

## VIEWING

If you are interested in visiting please notify us.



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## IMPORTANT INFORMATION

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