



Lyndon Brett Partnership

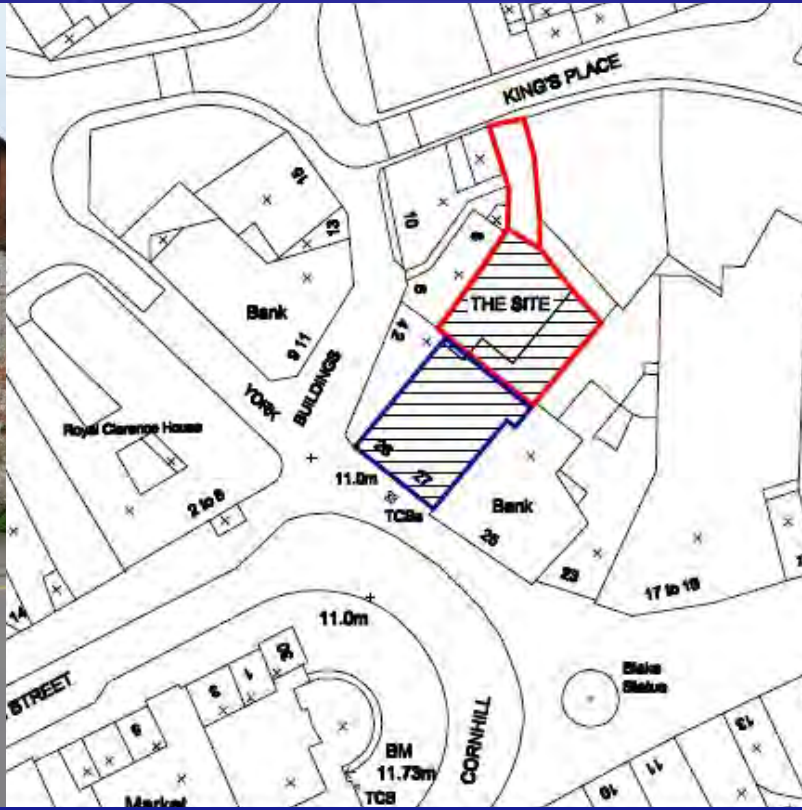
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



**FOR SALE**

# Development Opportunity

## Land to the Rear of 27-28 Cornhill

Previously Consented for 24 No. Bed HMO / Block of 8 No. Flats

Land to the Rear of 27 - 28 Cornhill, Bridgwater, Somerset, TA6 3AY

Guide Price: £265,000



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720  
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



## DESCRIPTION

We are pleased to be marketing this plot of Land, offering a development opportunity to build 4 No. HMO Units on the site of an existing building (to be demolished), to create 24 No. individual rooms with shared communal areas OR a block of 8 No. Flats.

Full Planning Permission had previously been granted in November 2017; application number 08/17/00212, for the erection of a 4 Storey Building to form 4 No. HMO Units with the existing single storey building being demolished as well as a second application granted in July 2017; application number 08/17/00082 for the erection of a 4 Storey Building to contain 8 No. Flats.

For more information regarding the application, please find the details online at [www.sdc.somerset.gov.uk/planning\\_online](http://www.sdc.somerset.gov.uk/planning_online)

## ACCOMMODATION

The site comprises a single storey building which would be demolished for development purposes.

## SERVICES

All services are available in the immediate vicinity but we have not tested any services or capacity and any Purchaser must satisfy themselves independently as to the accessibility.

Purchasers should also make their own enquiries from Statutory Utility providers.

## EPC

The Planning Permissions include the demolition of the existing building, EPC's will be required on completion of the build.

## OUTGOINGS

The building will be subject to assessment of rates by the Local Authority on completion and Council Tax will fall due.

## TERMS

The site is offered for Sale Freehold, by way of private treaty.

## PRICE

The site is available at a guide price of £265,000.

Offers are invited on an unconditional basis or on a conditional basis (conditional on grant of reserved matters consent only).

## VAT

VAT will be payable in addition to the purchase price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## OVERAGE

The site is being sold with the benefit of previous Planning applications having been consented and selling the site as a development opportunity with no overage clause being applied.

## PLANNING

The prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use, or refer to the previous Planning Applications submitted in respect of the erection of a 4 Storey Building to form either 4 No. HMO Units or 8 Flats, with the existing single storey building being demolished and the various conditions applied to each of the Planning applications.

Existing and Proposed Plans can be provided upon request - a full pack is available electronically or £25 plus postage and VAT for paper copies.

## COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquiries to the Planning department and intended use and the CIL liabilities which may apply.

## ASBESTOS

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Lyndon Brett's expertise and accordingly:-

Lyndon Brett makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

Lyndon Brett strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

## ANTI MONEY LAUNDERING

Any prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations as well as proof of funding.

## VIEWINGS

Viewings are offered strictly by prior appointment with the joint agents:



Contact: Emma Moffatt  
Tel: 01278 450 350  
Email: [emma@lbp-ric.co.uk](mailto:emma@lbp-ric.co.uk)



Contact: Martin Howarth  
Tel: 01278 420 444  
Email: [Bridgwater@brightestmove.co.uk](mailto:Bridgwater@brightestmove.co.uk)





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### LOCATION

- Miles:** 11 miles north-east of Taunton  
15 miles west of Glastonbury  
30 miles south-west of Bristol
- Roads:** A38, A39, M5 (Junctions 23 & 24)
- Rail:** 0.8 miles east of Bridgwater Railway Station

### IMPORTANT NOTICE

Lyndon Brett Partnership and their clients give notice to the following:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Lyndon Brett Partnership has not made any investigations in to the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser is responsible for making their own enquiries.



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