



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



Key Features

- Prominent Village Location
- Planning Permission for Conversion of Ground Floor Areas to Extend Residential Home
- Substantial Premises
- Extensive Gardens
- Easy Access to the Coast and Quantock Hills

FOR SALE

Existing Village Store and Post Office with 3 - 4 Bedroom Flat

1 Castle Street, Nether Stowey, Nr Bridgwater TA5 1LN

£480,000



PLANNING PERMISSION OBTAINED TO CONVERT GROUND FLOOR TO RESIDENTIAL



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





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We are marketing the well known Quantock Stores and Post Office premises - a substantial building situated in a prominent position in the centre of the sought after village of Nether Stowey.

Planning Permission has recently been obtained under application 36/24/0005 to convert the ground floor commercial areas, creating additional residential accommodation in the form of a 2 No. bedroom ground floor flat with separate access, an ideal redevelopment opportunity. Plans shown overleaf but full copies can be provided.

The property is currently used as a retail shop with Post Office, which does not have to be retained should the residential conversion be carried out, although benefits from retaining the 'old style' Post Office contract, with a fixed remuneration which can be transferred to any new Postmaster.

The ground retail area includes a Tea Room, which is not currently used but could be 're-opened' and benefits from an extensive kitchen set up as well as a Licence for the sale / consumption of alcohol on and off the premises. The current owners have also recently agreed for the Post Office to become an Amazon Hub, providing a delivery location to collect and return customer Amazon packages.

Whilst the premises benefits from the existing use as a Post Office and Store which has been popular over the years, with the benefit of the Planning Permission recently achieved, creating the opportunity to create additional residential accommodation with a rental income opportunity and the bonus of substantial residential accommodation above.

To the rear of the premises is a south facing garden extending to almost 60 meters (200 ft) with a large patio area, summerhouse, greenhouse and vegetable garden.

Nether Stowey is situated in West Somerset close to the A39 and is probably one of the best bases from which to discover the Quantock Hills with its' many combs - the first 'Area of Outstanding Natural Beauty' to be established in England.

Within the expanding village, currently with 110 homes being built and up to 130 more planned, you will find 2 No. Public Houses, Butchery, Doctor's Surgery with Pharmacy, Vet's, Fire Station and a very active range of clubs and activities.

The village has a vast history including the Thomas Poole library located within the old village school which was founded by Thomas Poole in 1812-1813 and was only the second free school in the country. Thomas Poole was a major benefactor to the village and was instrumental in bringing Samuel Taylor Coleridge to Nether Stowey where he wrote The Rime of the Ancient Mariner and other notable works. William Wordsworth followed Coleridge to the area and he and his sister settled in Holford - a nearby village.

Conde Naste Traveller lists Nether Stowey as "one of 5 secret, pretty places to visit in Somerset." and the Bristol Post says "explorers have been flocking to one beautiful village steeped in history just one hour's drive south of Bristol. Nether Stowey is known as being in England's first area of outstanding natural beauty, the Quantock Hills."

ACCOMMODATION

The accommodation is split as follows:

Area	m ²	ft ²
Ground Floor	146.44	1,575.69
First Floor	126.24	1,358.34
Second Floor	16.69	179.58

Access to the property is afforded through three doors, two of which lead into the current post office and retail shop and the other leading to a rear access, which forms part of the curtilage of the property which we understand is shared with several adjoining properties.

The property benefits from a large attic space which is currently used for storage but could be utilised to create additional living accommodation, subject to an amendment to the existing Planning achieved.

The property has a long garden amenity to the rear.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

EPC

The commercial area has an EPC rating of D91.

The residential upper floors has an EPC rating of E53.

OUTGOINGS

We understand the Post Office and Store premises has been assessed for business rates, with a rateable value of £9,400.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000 - 100% relief applies.

The residential accommodation has a Council Tax Banding of C.

METHOD OF SALE

The property is being offered for sale of the Freehold, by informal tender with vacant possession on completion.

The Vendors own the Freehold, registered with Land Registry under the title number ST137411.

The Purchasers have the opportunity to continue the Post Office and retail store should they wish to do so, with the ability to re-open the Tea Room, as appropriate. Accounts can be made available for the business, on an accountant to accountant basis.

All stock for the store is to be purchased at valuation on the date of Transfer.

GUIDE PRICE

We are looking to seek offers over £480,000 for the Freehold and offers are invited on an unconditional basis.

VAT

The seller has not opted to tax; therefore, VAT will not be payable but all parties should make their own enquiries to HMRC.

LEGAL COSTS

Each party is responsible for their own respective legal costs.

ANTI MONEY LAUNDERING

The prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

Planning Permission has been obtained under application 34-24-00005 for the 'Change of use from mixed residential and retail to residential use over three floors and internal alterations'. Full details can be provided online via the Somerset Planning website.

The prospective Purchaser should make their own enquiries to the Planning department regarding their proposals and intended use.

IMPORTANT NOTICE

Lyndon Brett Partnership give notice to the following:

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.

VIEWINGS

Viewings are offered strictly by prior



Contact: Emma Moffatt
Tel: 01278 450350 / 07718563720
Email: emma@lbp-ric.co.uk



Contact: Jon-Paul
Tel: 01275 377880
Email: jp@humberstones.uk.com



LOCATION

Miles: 7.9 miles west of Bridgwater

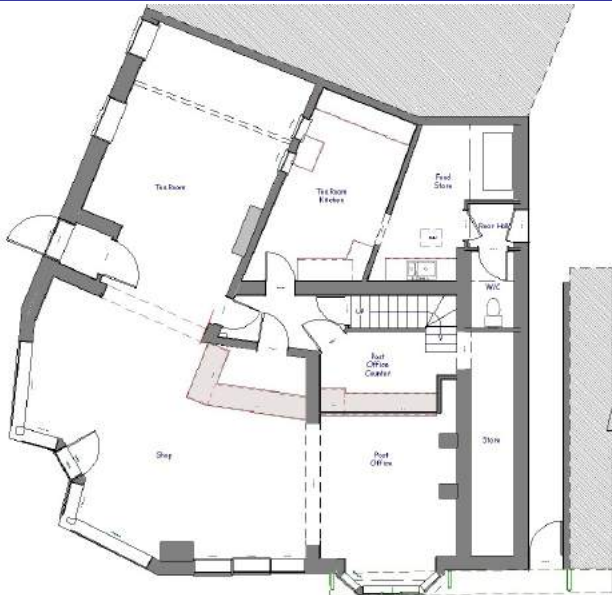
11 miles north of Taunton

18.2 miles east of Minehead

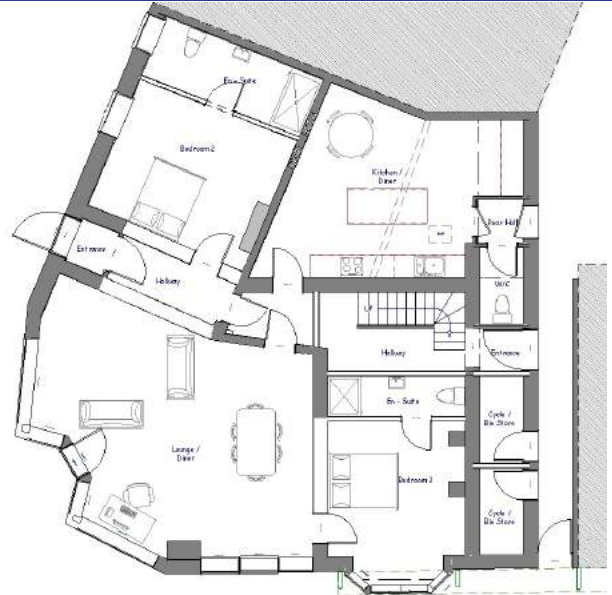
Roads: A39

Rail: 8.5 miles west of Bridgwater Railway Station

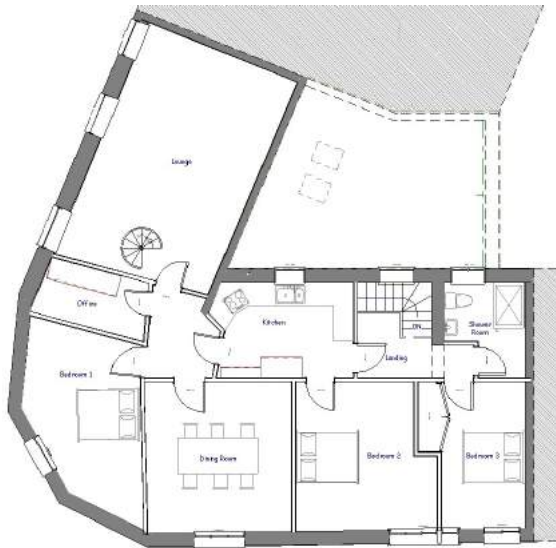
Air: 33 miles south-west of Bristol Airport



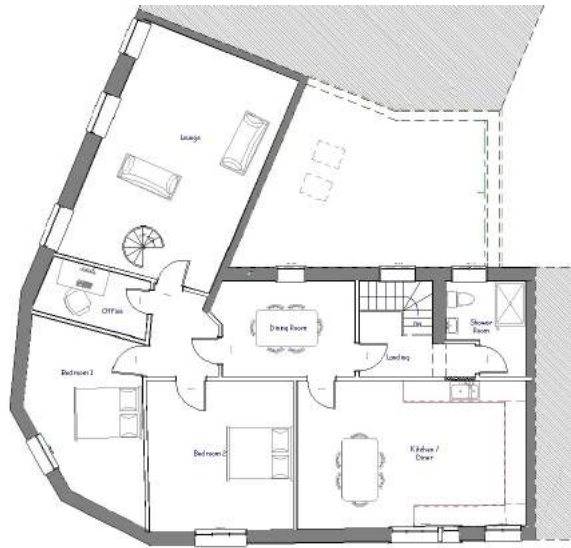
Ground Floor - Existing



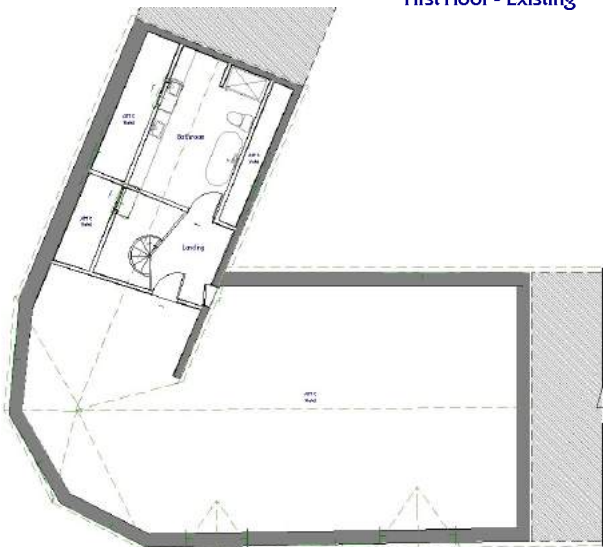
Ground Floor - Proposed



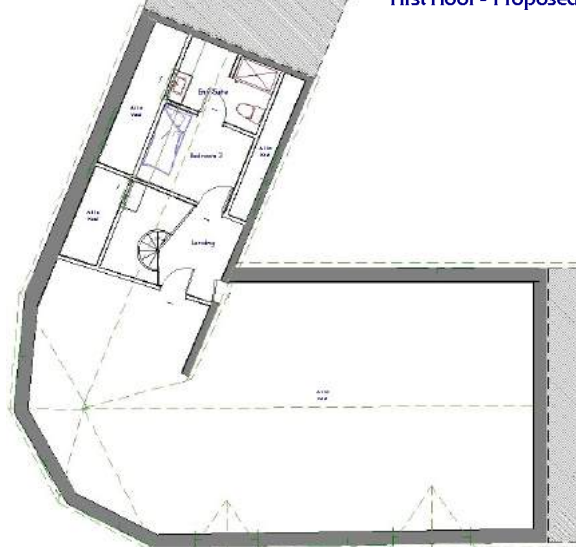
First Floor - Existing



First Floor - Proposed



Second Floor - Existing



Second Floor - Proposed