



FOR SALE

Development Opportunity

Previously Consented for 24 No. Bed HMO / Block of 8 No. Flats
Land to the Rear of 27 - 28 Cornhill, Bridgwater, Somerset, TA6 3AY
£200,000 - £225,000



DESCRIPTION

We are pleased to be marketing this plot of Land in the centre of Bridgwater, 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.

More information regarding the applications can be provided on request or found via the Somerset Council Planning Website.

ACCOMMODATION

The site is 0.06 acres, and 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

No EPC information is available for the existing buildings but they are subject to demolition as per the redevelopment scheme.

RATES

No current rating assessment for the site but the building will be subject to assessment of rates by the Local Authority on completion of a development for Council Tax purposes.

LOCATION

 A38, A39, M5 (Junctions 23 & 24)

 0.5 miles east of Bridgwater Railway Station

 25 miles south-west of Bristol Airport

 11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

TENURE

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

PRICE

Seeking offers in the region of £200,000 - £225,000.

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 enquiries 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.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

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 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.

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.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

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



Contact: Martin Howarth
Tel: 01278 420 444
Email: Bridgwater@brightestmove.co.uk