

County Court Chambers, Queen Street, Bridgwater, Somerset, TA6 3DA



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

OIEO £400,000



PLANNING PERMISSION OBTAINED TO CONVERT GROUND FLOOR TO RESIDENTIAL

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Situated in a prominent position at the centre of the highly sought-after village of Nether Stowey, the well known Quantock Stores and Post Office presents a unique opportunity to acquire a substantial and versatile property with significant redevelopment potential.

Planning permission has recently been granted under application 36/24/0005 to convert the ground floor commercial space into a self-contained two-bedroom ground floor flat with separate access. This offers an excellent opportunity for redevelopment, whether for investment, additional residential accommodation, or owner-occupation. Detailed plans are available upon request.

The property is presently operating as a retail shop with an integrated Post Office. While the Post Office is not a requirement for future use, it currently retains a traditional fixed remuneration contract, which may be transferred to a new Postmaster, subject to a premium payment.

The ground floor retail area includes a Tea Room, which is not currently in operation but could be reinstated. It benefits from an extensive kitchen setup and holds a licence for the sale and consumption of alcohol both on and off the premises. The Post Office has recently been established as an Amazon Hub, providing a convenient location for customers to collect and return Amazon packages and they also now work with DPD.

In addition to the redevelopment potential, the property boasts substantial residential accommodation on the upper floors. The approved planning permission creates further opportunities to generate rental income or enhance the property's usability. For those interested in retaining commercial use, the premises offers flexibility for a variety of purposes while maintaining its central village location.

This iconic property has long been a hub of the community, offering a blend of commercial and residential uses. With the recently secured planning permission, it presents an ideal opportunity to unlock its full potential, whether as a family home, a mixed-use investment, or a continued business venture.

To the rear of the property lies a well maintained, south-facing garden stretching nearly 60 metres (200 ft). This lovely outdoor space features a spacious patio area, a summerhouse, a greenhouse, and vegetable garden - perfect for relaxation and gardening enthusiasts alike.

Nestled in the heart of West Somerset, Nether Stowey is ideally located near the A39 and serves as one of the best gateways to exploring the Quantock Hills - England's first designated *Area of Outstanding Natural Beauty* (AONB). With its rolling hills and hidden combs, the area is a haven for walkers, cyclists, and nature lovers.

Nether Stowey boasts a thriving community, enriched by its history and growing infrastructure. With 110 new homes currently under construction and plans for up to 130 more, the village continues to expand while maintaining its charm and character. Local amenities include two welcoming public houses, a traditional butcher, a doctor's surgery with a pharmacy, a veterinary practice, and even its own fire station. A wide variety of clubs and activities ensures there's always something for residents to enjoy.

The village is rich in heritage, perhaps best known for its connection to the Romantic poets Samuel Taylor Coleridge and William Wordsworth. Coleridge wrote *The Rime of the Ancient Mariner* while living in Nether Stowey, thanks to the influence of local benefactor Thomas Poole. Poole also founded the Thomas Poole Library in 1812-1813, housed in the old village school and one of the earliest free schools in the country. Wordsworth, inspired by Coleridge, resided nearby in Holford, further cementing the area's literary legacy.

Nether Stowey has been highlighted as a hidden gem by *Condé Nast Traveller*, which describes it as "one of 5 secret, pretty places to visit in Somerset." The *Bristol Post* adds, "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."



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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 and 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

Commercial: EPC rating of D91.

Residential: 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 (April 2023).

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.

Any Purchaser will have the opportunity to continue the Post Office with the benefit of transferring the traditional fixed remuneration contract, subject to a premium, along with continuation of the retail element 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 in excess of £400,000 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 appointment with the joint agents:



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

**COOPER
AND
TANNER**

Contact: Jake Smith
Tel: 0345 034 7758
Email: Jake.Smith@cooperandtanner.co.uk

LOCATION



- A39



- 8.5 miles west of Bridgwater Railway Station



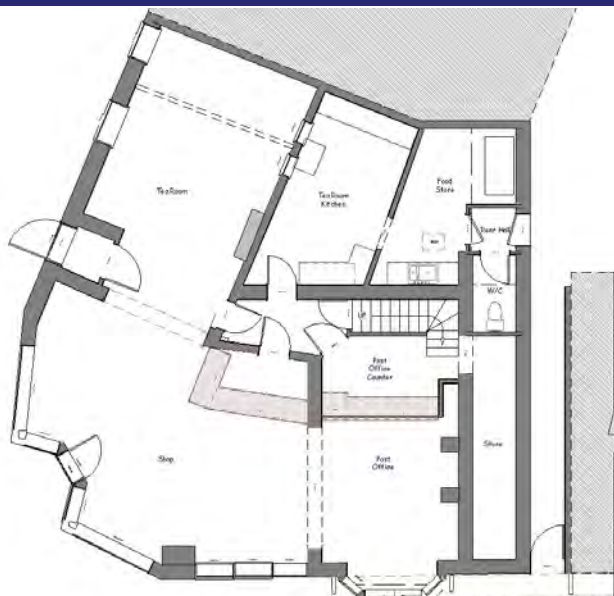
- 7.9 miles west of Bridgwater - 11 miles north of Taunton - 18.2 miles east of Minehead



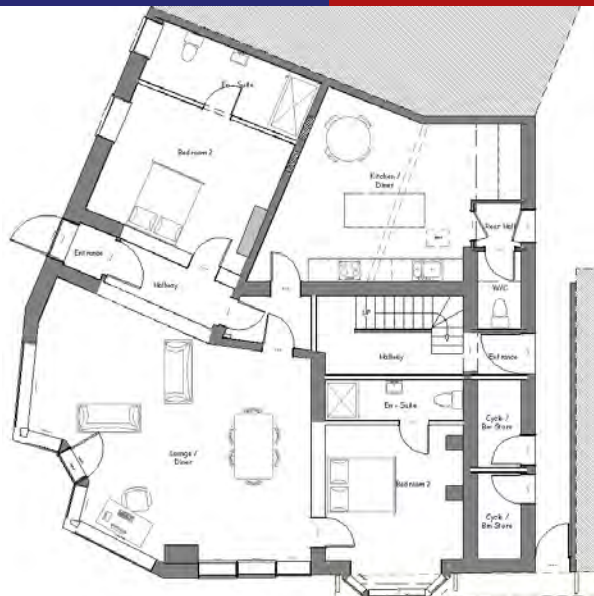
- 33 miles south-west of Bristol Airport



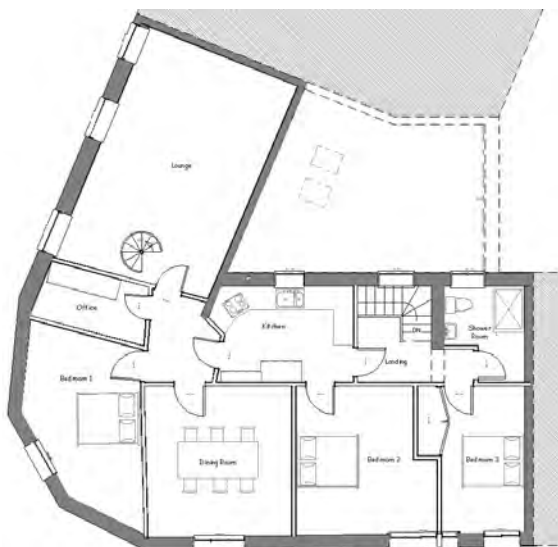
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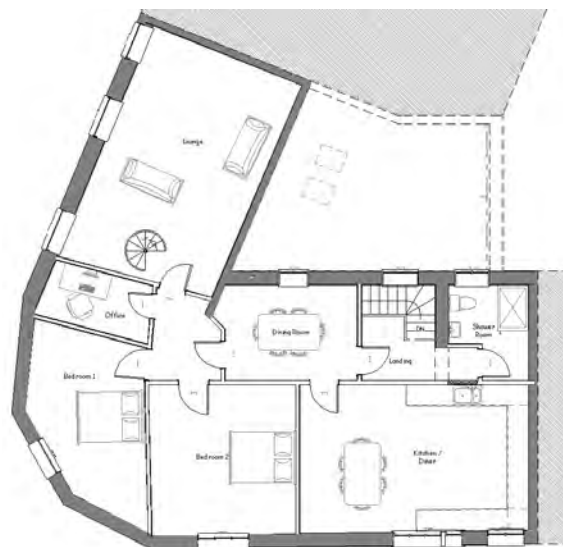
Ground Floor - Existing



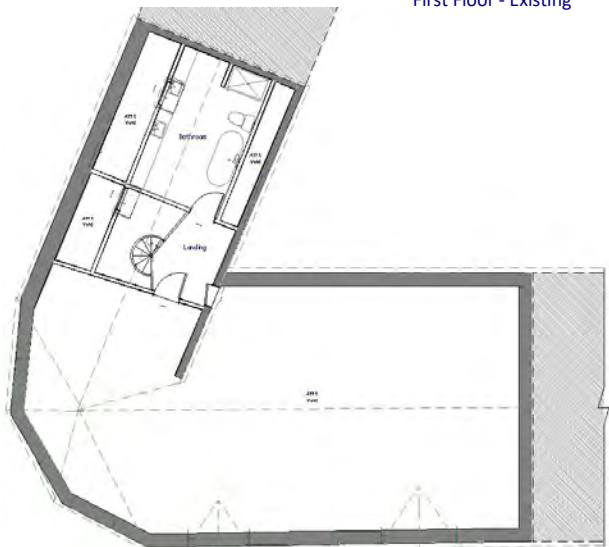
Ground Floor - Proposed



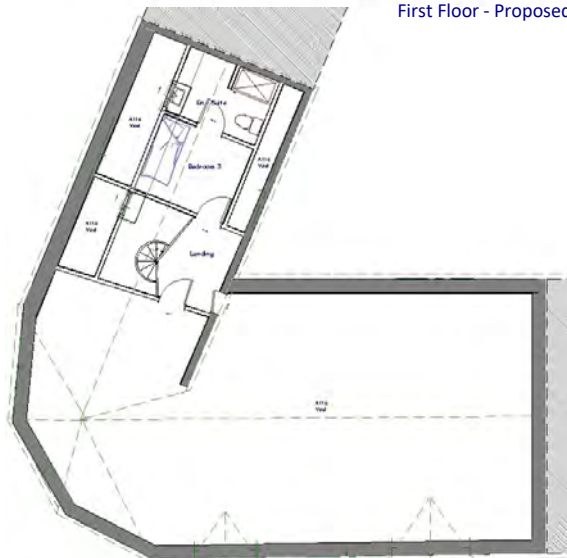
First Floor - Existing



First Floor - Proposed



Second Floor - Existing



Second Floor - Proposed