LBP
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 Redevelopment Opportunity

Existing Commercial Site with Consent for Single Residential Dwelling

59A Broadway, Chilton Polden, Nr Bridgwater, Somerset TA7 9DJ

Price : £110,000

AVLP The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720
Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963

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DESCRIPTION

We are pleased to present this exciting residential development opportunity, to create a 4 No. bedroom dwelling with car parking, store and amenity space to the rear.

The site benefits from planning consent granted in November 2025 via a Prior Approval notice for the demolition of the existing buildings and creation of the residential dwelling which provides a great opportunity for any self-builder or small developer.

LOCALE

The premises is located centrally within Chilton Polden village, a rural village on the Somerset Levels to the north of the Polden Hills.

The site is on Broadway, the main route through the village linking Chilton Polden to the neighbouring villages of Cossington and Edington with various local amenities, and 10km North East of Bridgwater.

ACCOMMODATION

The existing buildings comprise of the former office, showroom and garage store of the former Stonemasons, with outbuildings and parking to the rear.

These buildings would be demolished as part of the permission for the residential development scheme, if this was pursued.

SERVICES

We understand mains electric, water and drainage are connected to the main property.

Telephone lines are likely to be 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

There is no EPC currently available.

RATES

The property is currently assessed for business rates as of April 2023 with a rateable value of £11,000. We are aware that the rateable value is set to increase in April 2026 to £14,750.

The property will need to be assessed once works have been completed.

METHOD OF SALE

The site is being offered for sale Freehold, by way of private treaty. The site is registered with Land Registry under title number ST372560.

PRICE

We are asking £110,000 for the Freehold.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

Each party will be responsible for their respective legal costs.

ANTI MONEY LAUNDERING

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

OVERAGE

No overage provision is to be implemented as the site is being sold with the benefit of residential development potential, through the Prior Notice approval.

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.

The access to the property is shared with the neighbouring properties of 57 and 61 Broadway.

PLANNING

A prospective Purchaser should make their own enquires to the Planning department regarding their proposals and intended use however, Prior Approval Permission was obtained in November 2025 (Application No. 19/25/00009) for the Demolition of the Existing Buildings and Erection of a New Residential Dwelling. The development is to be completed within 3 years of the notice being granted.

Details can be found online on the Somerset Planning website or can be provided electronically.

COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquires regarding CIL payments which may fall due if the residential scheme is pursued.

IMPORTANT NOTICE

There 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.

LOCATION

A39, M5 (Junction 23 - 5 miles)

7 miles north-east of Bridgwater

8 miles south east of Highbridge Railway Station

8 miles west of Street

25 miles south-west of Bristol Airport

35 miles south-west of Bristol

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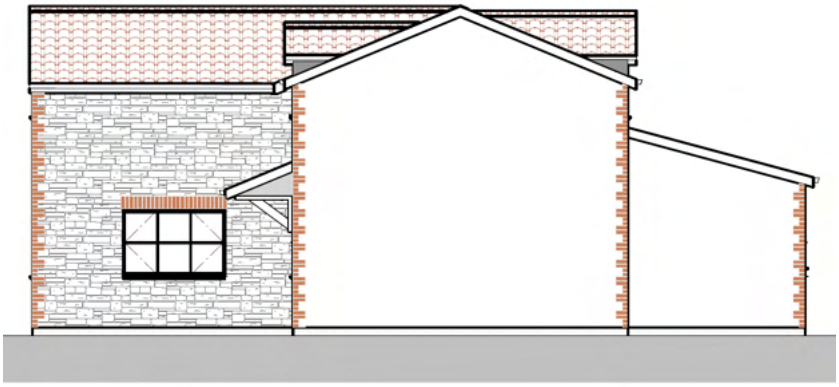
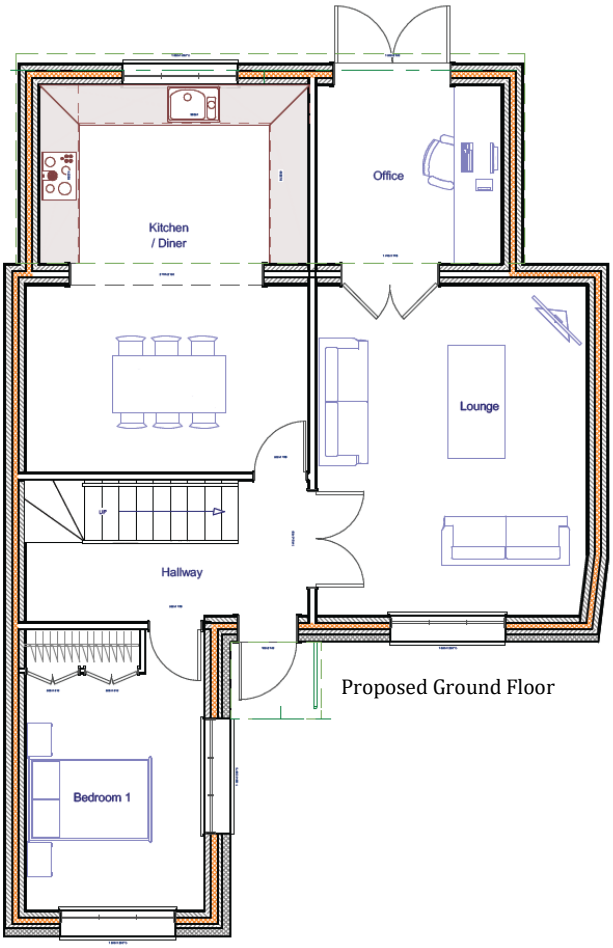
Proposed Front Elevation

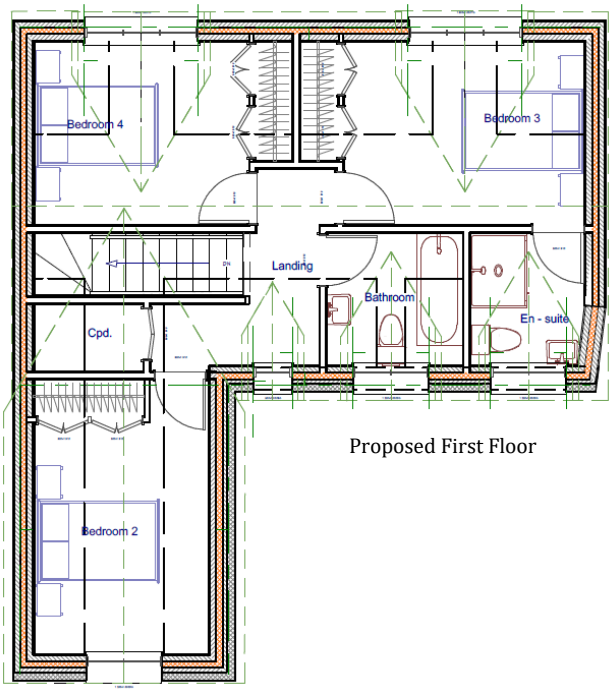
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor



Proposed First Floor

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