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Former Vet Practice - Redevelopment Opportunity with Planning Permission

FOR SALE

133 Worston Road, Highbridge TA9 3JX

£340,000





Emma Moffatt | Commercial Sales & Lettings | 07718 563720
Tony Mc Donnell | RICS Registered Valuer | 07771 182608

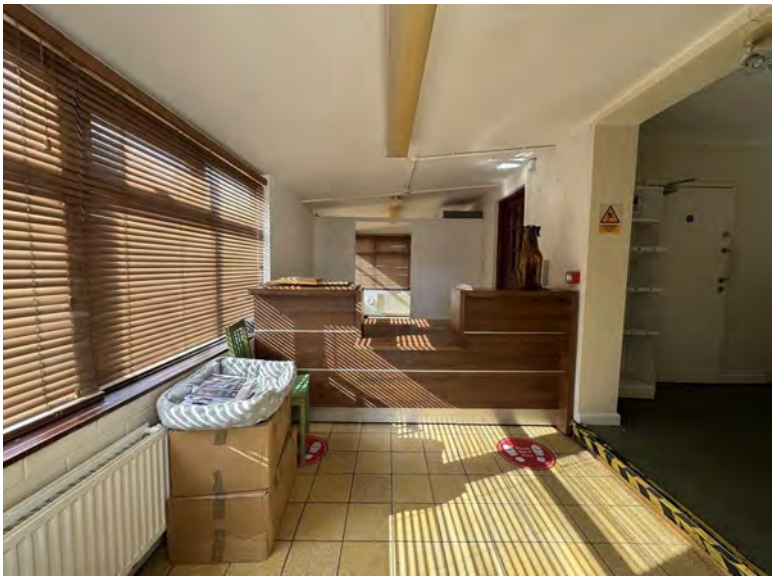
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DESCRIPTION

A rare opportunity to acquire a substantial detached former residential property, most recently used as a well-established veterinary practice, situated within a predominantly residential area of Highbridge, conveniently located to the town centre, local amenities, public transport links and Junction 22 of the M5 motorway.

The property itself is set within a generous plot extending to 0.21 acres and comprises a detached building together with a detached double garage/store, extensive driveway and substantial rear parking area and front gardens.

Full planning permission has been obtained for the conversion and refurbishment of the existing property and garage to form 3 no. spacious residential dwellings, presenting an attractive redevelopment and investment opportunity for developers, investors, builders or owner-occupiers seeking a scheme with planning consent already secured.

ACCOMMODATION

The property is laid out to suit the former Vet practice with total floor areas below, listed on a Gross Internal Area basis:

Ground Floor - 1,442ft^2

First Floor - 635ft^2

Garage - 581ft^2

SERVICES

Mains electricity, gas, water and drainage are connected to the property along with telephone/internet lines.

(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 Energy Performance rating is E105.

A copy can be made available on request.

RATES

The property is currently assessed for business rates, with a ratable value of £8,600, based on the April 2026 assessment.

Upon completion of the sale, the Purchaser will assume liability of business rates until such time as the property is converted (if pursued) and Council Tax would then apply.

METHOD OF SALE

The property is being sold Freehold under Land Registry Title ST125383 and will be sold with vacant possession.

PRICE

We are seeking £340,000.

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.

LOCATION

A38, A39, M5 (J23 & J24)

1.1 miles - Highbridge Station

22.5 miles - Bristol Airport

8.7 miles - Bridgwater

22miles - Taunton

30 miles - Bristol

OVERAGE

No overage premium is to be agreed as the development is being sold with the benefit of planning permission for the conversion of the existing premises.

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.

PLANNING

Permission for the 3 No. dwellings had been consented in May 2026 under application **11/26/00009** for the conversion and refurbishment of an existing mixed use commercial premises into 3 No. residential apartments, including conversion of garage gabled roof void, together with associated parking and amenity space.

Further details including existing and proposed plans can be shared electronically on request or downloaded from the Somerset Planning website.

COMMUNITY INFRASTRUCTURE LEVY

Based on the implementation of the planning permission granted in May 2026, we understand that a CIL liability of £5,827.40 may become payable upon commencement of development.

However, prospective purchasers should satisfy themselves as to the extent of any CIL liability and the timing of any payments by making their own enquiries with the Local Planning Authority.

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.

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