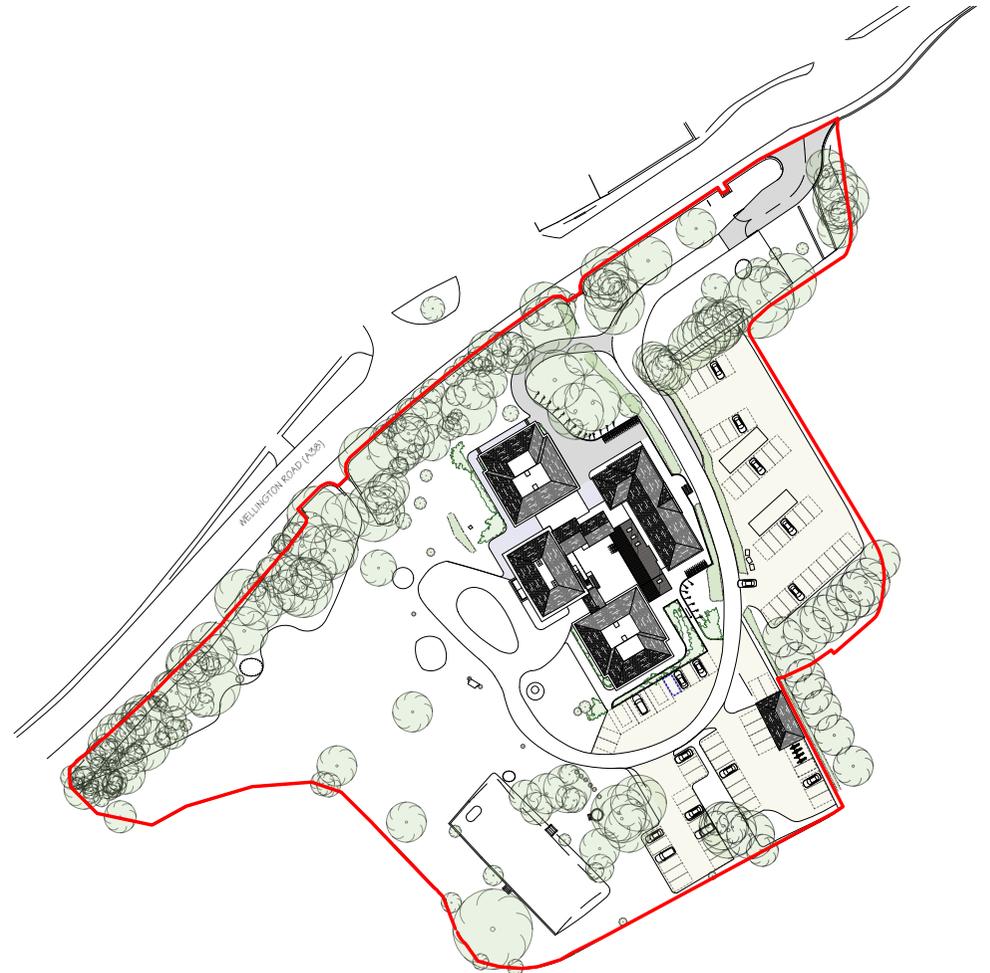




RUMWELL HALL, TAUNTON TA4 1EL
GUIDE PRICE £1,800,000



Indicative Site Area



Proposed Site Plan - Not to Scale

VENDORS' AGENT



SWORDERS

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Taunton, Somerset, TA4 1EL
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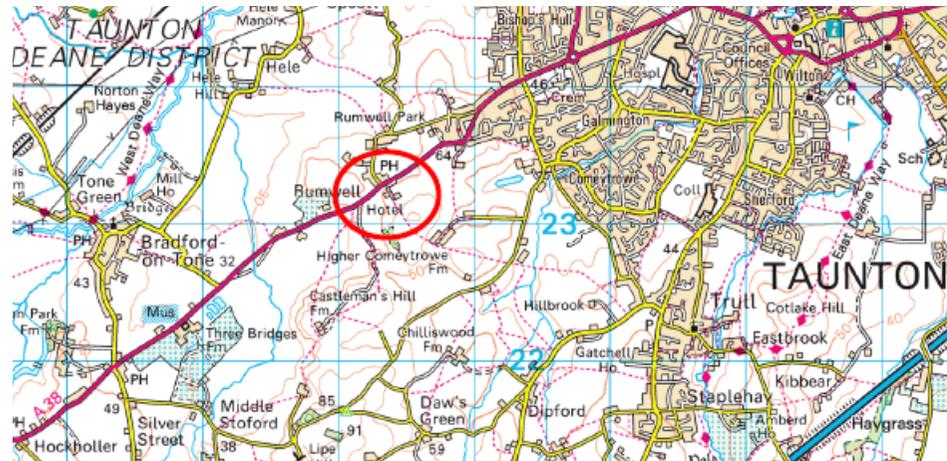
DIRECTIONS (TA4 1EL)

From M5 Junction 26, take the A38 towards Wellington, at the roundabout take the fourth exit towards Taunton, remaining on the A38 for approximately 3 miles where you find the property located on your right hand side, opposite Crown Eyecare. Please proceed along the driveway, on arriving in the car park, please report to Sworders office.

GRADE II LISTED COMMERCIAL SPACE EXTENDING TO OVER 1400sqm (GEA) WITH PLANNING CONSENT FOR 1987sqm (GEA) EXTENSION, SUITABLE FOR A RANGE OF ALTERNATIVE USES (STP)

- Site area of approximately 4.59 acres in total
- Planning consent granted for a further 1954 sqm (GEA)
- Suitable for a range of alternative uses (STP)
- Grade II listed
- Beautiful views of the Blackdown Hills
- Conveniently located just off the A38 between Taunton and Wellington
- For sale as a whole by private treaty

VIEWING STRICTLY BY APPOINTMENT ONLY



THE PROPERTY

LOCATION

The property is situated just off the A38 between Taunton and Wellington, within the county of Somerset. The proximity to Taunton and Wellington provides easy access to the M5 and transportation links both locally and nationally.

The County Town of Taunton, approximately 2 miles from the property, offers a wide range of businesses, schools, supermarkets, shops, pubs and restaurants, along with other community, amenity and recreational facilities.

The property has good communication links, being situated approximately 3.5 miles from the M5 motorway, along with a mainline train station in Taunton offering links to Exeter, Bristol and London Paddington. Bristol and Exeter airports are located approximately 44 miles and 28 miles respectively. In addition, the property benefits from views of the Blackdowns Hills Area of Outstanding Natural Beauty and is easily accessible to both the Quantock Hills and Exmoor National Park.

DESCRIPTION

Sitting in grounds of approximately 4.59 acres, the Grade II listed building is believed to date back to the 1840s. The present owners converted the property from hotel to offices in 2011, which now offer over 1232 sqm (GIA), currently generating an income in the region of £100,000 per annum (46% occupancy).

Parkland style grounds are found at the front and side of the property, with a sweeping driveway from the rear providing access to extensive car parking to the side and rear.

The property currently has consent for A2, B1 and D1A uses (now all Class E) but also benefits from planning consents (Refs: 05/15/0001 & 05/15/0002LB) granted in 2015 for a further 1954 sqm (GEA), providing two storey extensions to both sides and the rear of the main house. This planning consent was implemented in 2017 but building work not completed.

Arranged over 3 floors, the main building has tasteful decoration throughout with many historic features retained, including a grand staircase and decorative ceilings and fireplaces. Further 2 storey outbuildings are also used as office space.

PLANNING

The property benefits from full planning permission for the extensions mentioned above. Neighbouring land (in third party ownership) is currently under development for 2,000 homes and additional land in the area has been allocated for housing development. The property is deemed to have planning potential for a number of alternative uses, subject to gaining the necessary consents, we advise any potential purchaser to make their own enquiries.

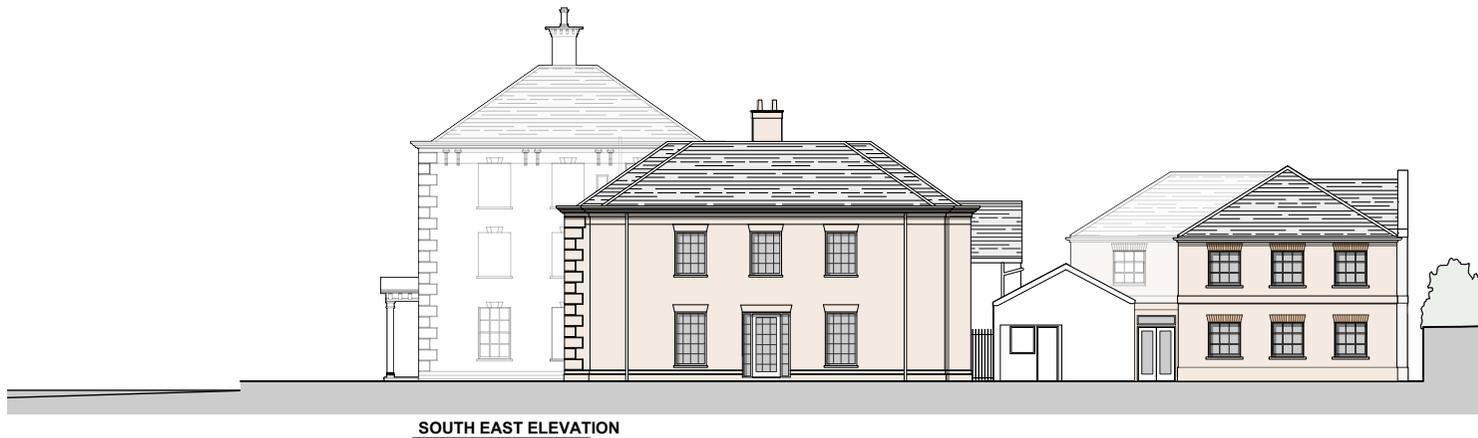
ACCESS

The property benefits from direct access from the A38.

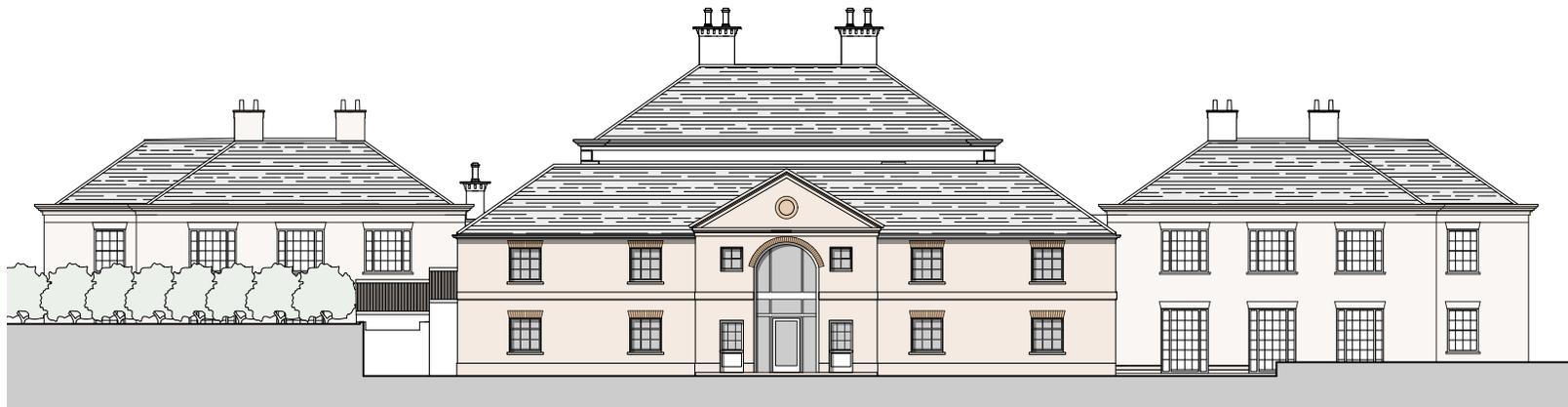




PROPOSED ELEVATIONS



Shaded Brown = Proposed



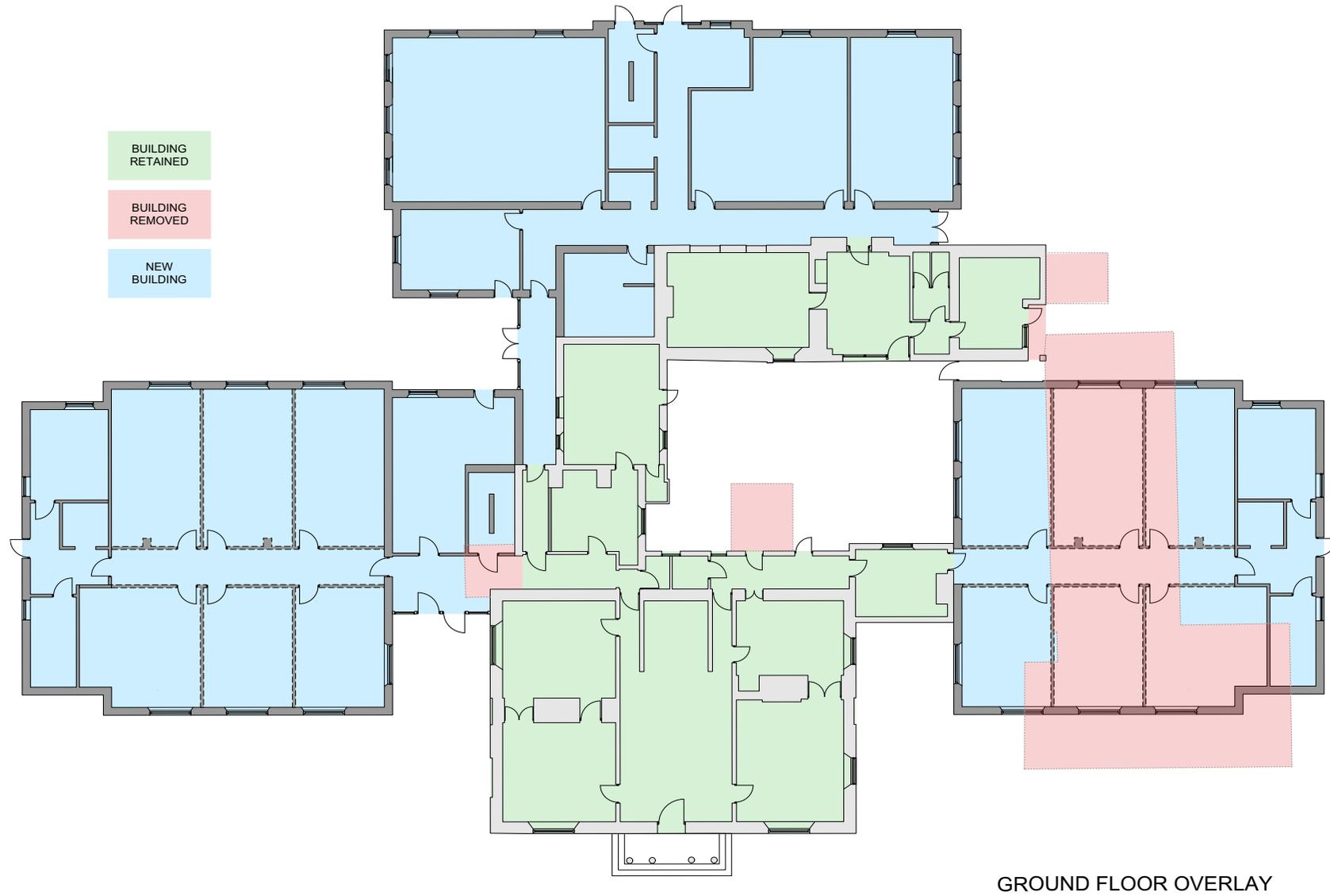
NORTH EAST ELEVATION

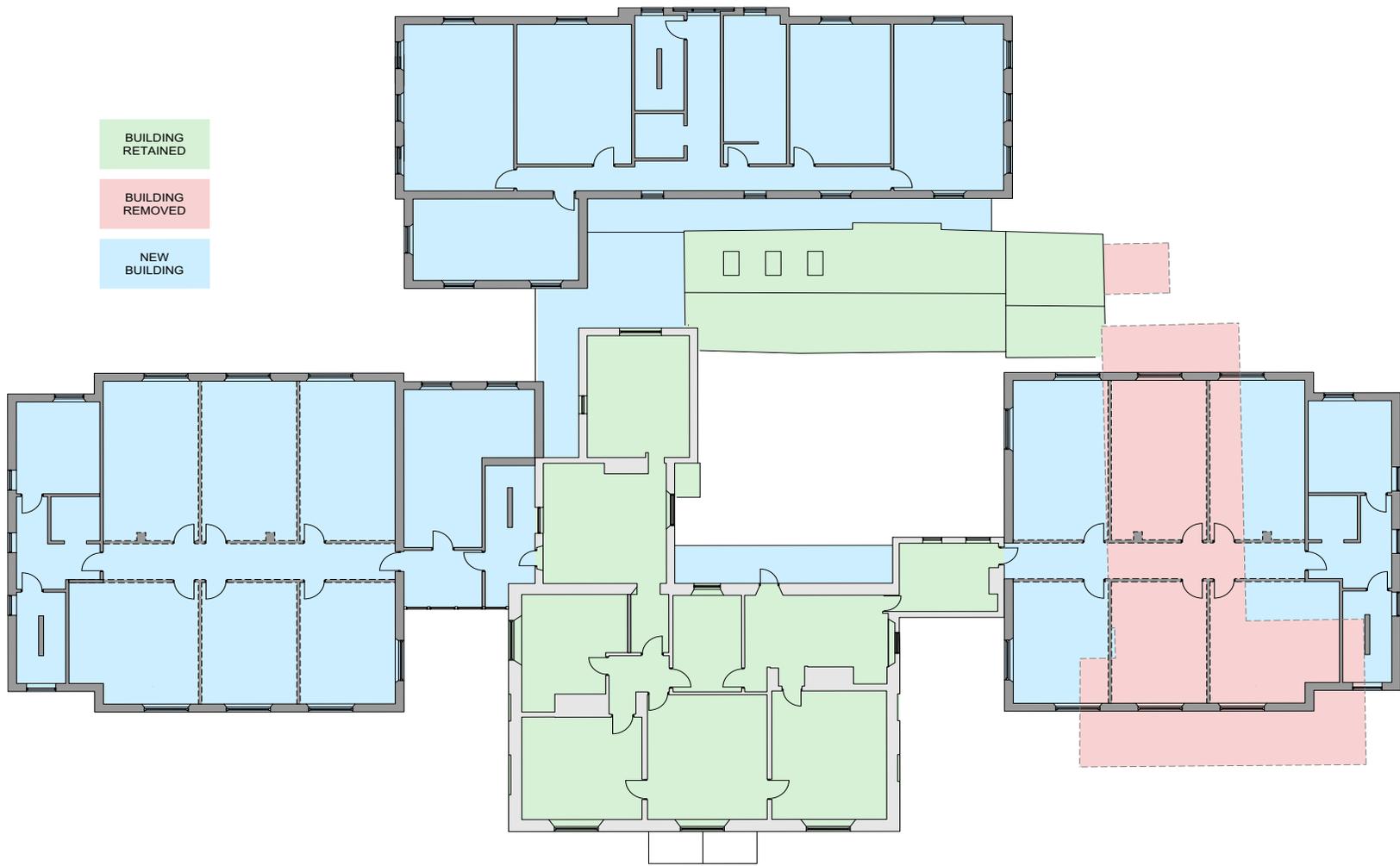


NORTH WEST ELEVATION

Shaded Brown = Proposed

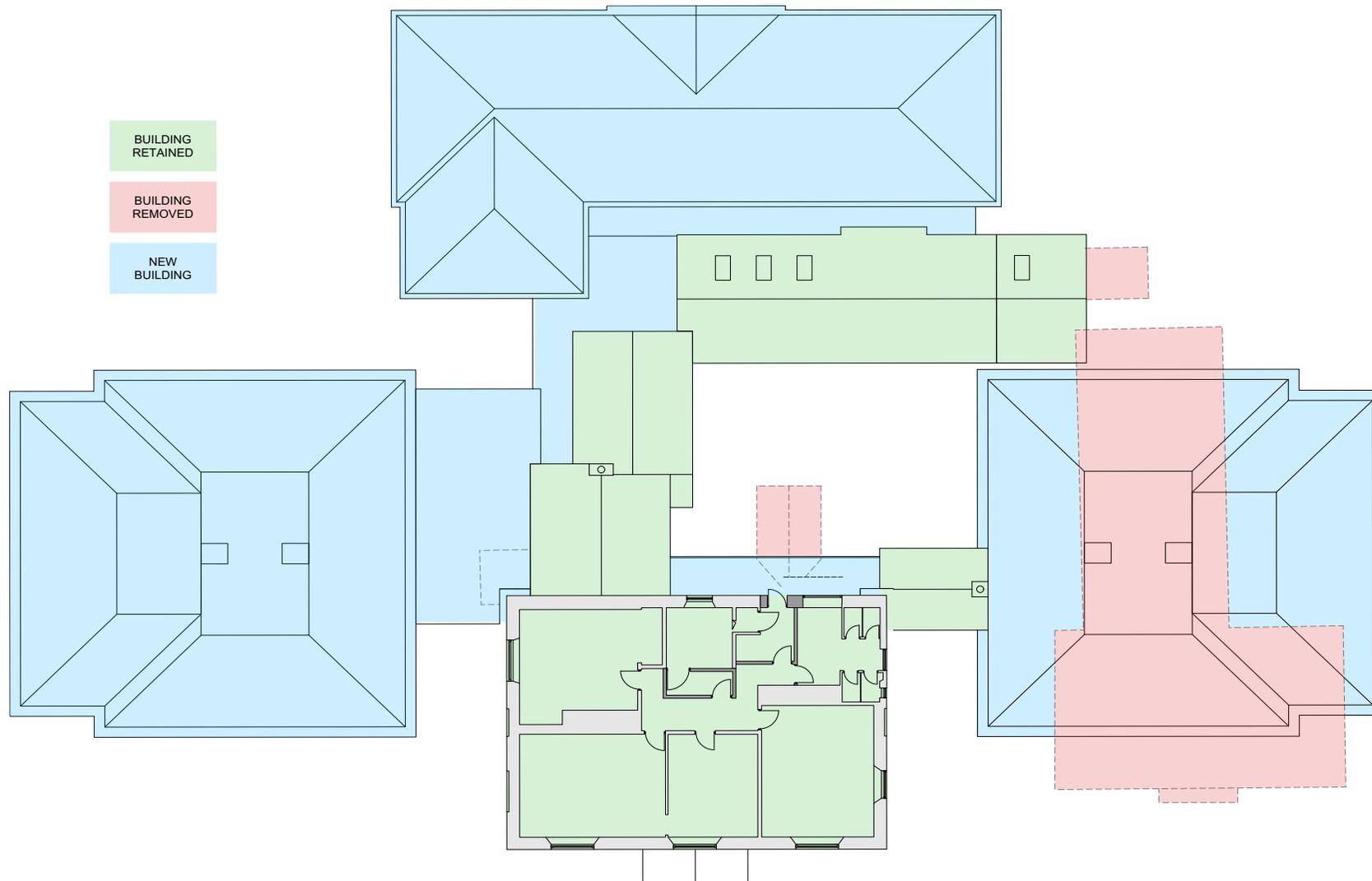
PROPOSED FLOOR PLANS





- BUILDING RETAINED
- BUILDING REMOVED
- NEW BUILDING

FIRST FLOOR OVERLAY



SECOND FLOOR OVERLAY

SERVICES

The property benefits from mains water and electricity. Fowl drainage is currently serviced by a sewage treatment plant. The property also benefits from fibre broadband.

TENURE AND OCCUPATION

The property is sold freehold subject to a range of Landlord and Tenants Act 1954 tenancies, ranging from 1-5 year terms. Approximately 46% of the property is currently let, generating in the region of £100,000 per annum. Further details are available from the Vendor's Agents.

RATEABLE VALUE

Currently £74,900pa.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

Public footpath T 3/25 runs along the rear of the property.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent will be responsible for defining any boundaries.

LOCAL PLANNING AUTHORITY

Somerset County Council Tel. 0300 123 2224

EPC - EPC exempt.

MINERAL RIGHTS

Mineral Rights are not included within the sale.

METHOD OF SALE

The property is offered for sale as a whole and by private treaty.

VIEWINGS

Viewing is strictly by prior appointment only with the Vendors' Agents.

ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the related documents and Land Registry information. Electronic copies are available via Sworders Dataroom.

AGENTS NOTE

The solar panels are not included in the sale but can be available by separate negotiation.

IMPORTANT NOTICE

Sworders, their clients and any joint agents give notice that:

1. 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 or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sworders have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and their address to the Selling Agents.

Photographs taken – April & May 2023

Particulars prepared – June 2023



SURVEYORS | PLANNERS | ARCHITECTS

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