

RESIDENTIAL DEVELOPMENT OPPORTUNITY

17 Station Rd, Midsomer Norton, BA3 2AZ



FOR SALE



RESIDENTIAL DEVELOPMENT OPPORTUNITY

17 station Rd,
Midsomer Norton,
BA3 2AZ

- ◆ Brownfield site with extant planning permission for 11 dwellings (B&NES Planning Reference 20/00241/FUL)
- ◆ No affordable housing provision required
- ◆ Convenient location
- ◆ For sale on behalf of Joint Fixed Charged Receivers

ACCOMMODATION

According to information supplied as part of the planning application, the accommodation proposed is as follows:

Floor	Sq M	Sq Ft
Plot 1 - 3 bed semi (1.5 storeys)	1023	95.00
Plot 2 - 3 bed semi (1.5 storeys)	1023	95.00
Plot 3 - 2 bed GF flat	592	55.00
Plot 4 - 2 bed GF flat	700	65.00
Plot 5 - 2 bed FF flat	743	69.00
Plot 6 - 2 bed GF flat	775	72.00
Plot 7 - 2 bed GF flat	1012	94.00
Plot 8 - 2 bed GF/FF flat	915	85.00
Plot 9 - 1 bed FF flat	549	51.00
Plot 10 - 2 bed semi (1.5 storeys)	689	64.00
Plot 11 - 3 bed semi (1.5 storeys)	926	86.00
Total	8,945	831.00

LOCATION

17 Station Road is located in Midsomer Norton, close to the Mendip Hills and located approximately 10 miles south-west of Bath, 10 miles north-west of Frome, 12 miles west of Trowbridge and 16 miles south-east of Bristol.

The site is situated in a convenient town centre location just north of the Town's high street and is well located for access to its various amenities including shops, supermarkets, doctor's surgeries and schools.

DESCRIPTION

This brownfield site extends to approximately 0.63 acres and comprises a several buildings in need of renovation and conversion. These include a substantial detached period dwelling, which has previously been converted into a one-bedroom and a three-bedroom apartment, and various outbuildings historically used for storage. These buildings are now dilapidated and the garden and ready for redevelopment.

PLANNING

Midsomer Norton falls within the Bath and North East Somerset Local Planning Authority, who granted planning permission on 24 April 2020 for the conversion of the existing buildings and the erection of new buildings to form 11 no. residential units (reference 20/00241/FUL).

This planning permission was made as extant through the successful grant of a certificate of lawfulness for the commencement of development (reference 22/00515/CLEU) on 30 March 2022 and the discharge of the pre-commencement conditions.

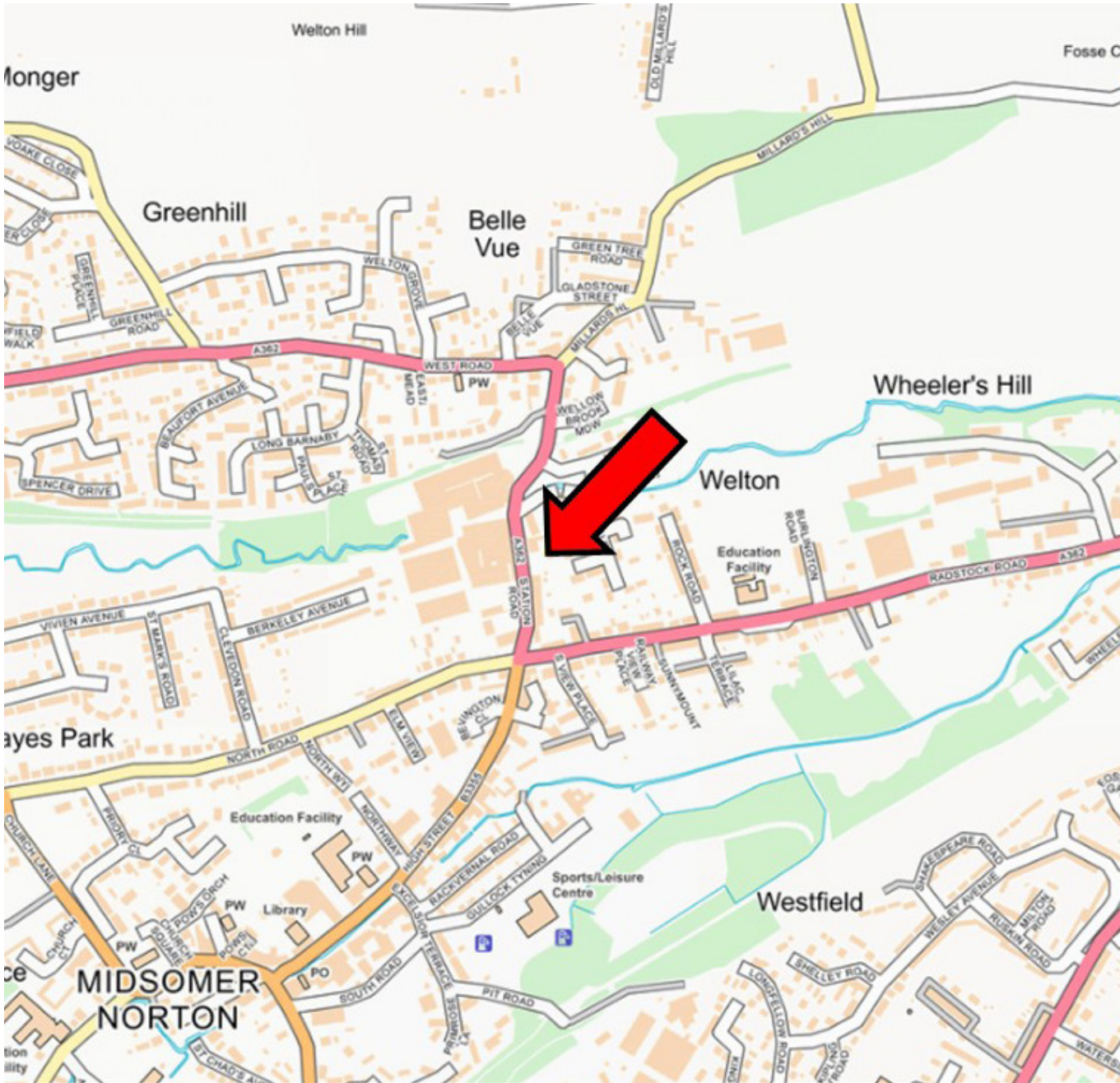
TENURE

Freehold with vacant possession

VAT

To be confirmed.





LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SALE BY JOINT FIXED CHARGE RECEIVERS

Offered for sale on behalf of Glen Carter and Damian Webb, the Joint Fixed Charged Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

SALE PROCESS

Unconditional offers are invited for the freehold interest.

CONTACT

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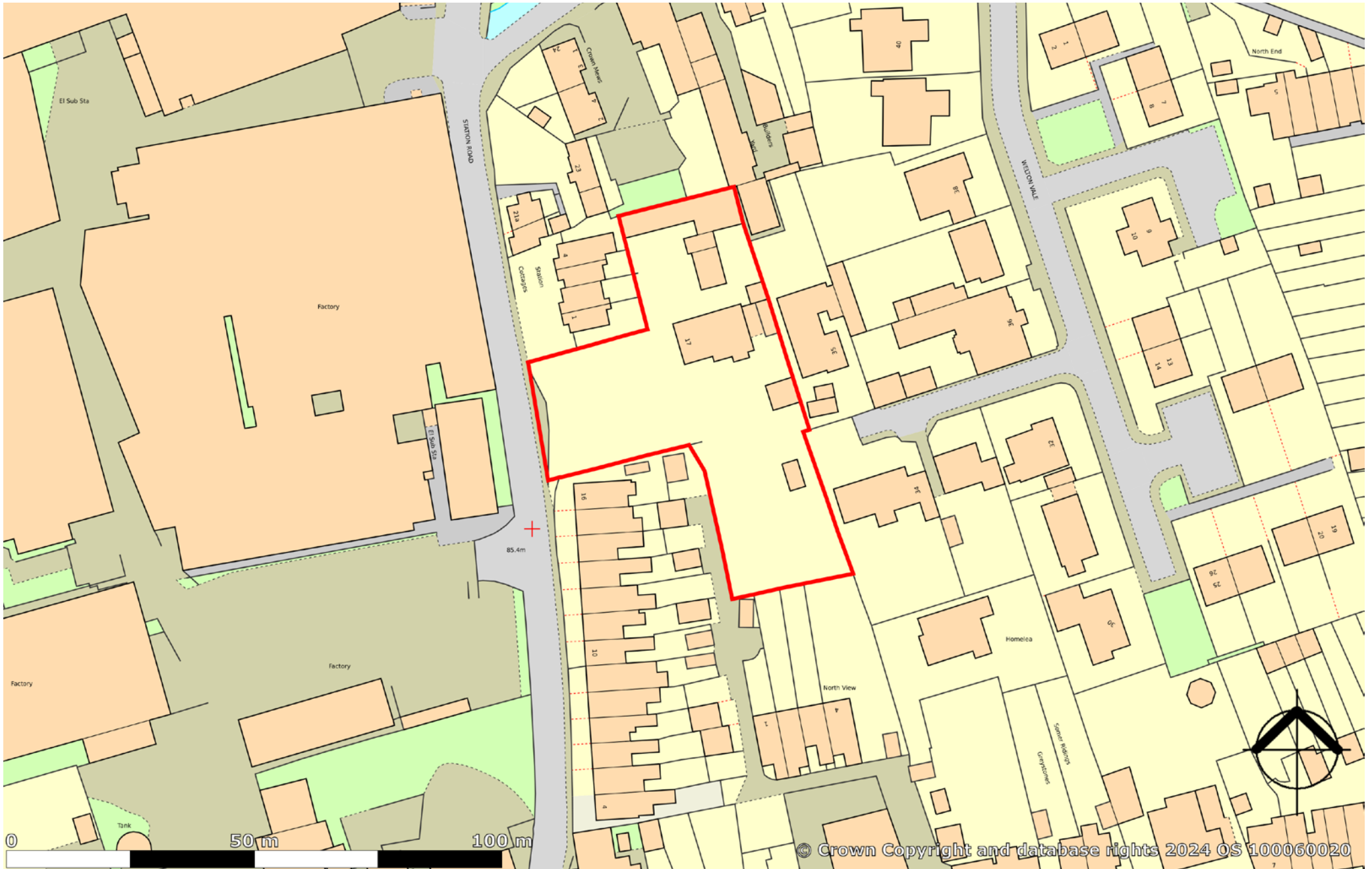
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