



Hambridge Mill

Hambridge, Somerset, TA10 0BP

Mixed use site for sale with vacant possession

HAMBRIDGE

- Hambridge is an attractive and popular village situated 12 miles from Taunton to the south west and Yeovil to the east.
- The village has panoramic views across the Somerset Levels
- Hambridge has a thriving school, public house and restaurant and a vibrant business park at nearby Bowdens Farm

HAMBRIDGE MILL

- Hambridge Mill is located by the side of the river Isle and is positioned off the B3168 Hambridge / Curry Rivel Road.
- The Mill site was for many years been occupied by Chalon Furniture Makers and renowned Kitchen designers in mixed use with a variety of single and two and three storey traditional buildings used for office, showroom and residential uses together with industrial buildings used for their furniture making business
- The Mill and Mill House are Grade II Listed
- The site extends to 2.44 hectares (6.02 acres) which includes a strip of woodland running to the west of the main site of approximately 0.77 hectares (1.91 acres).

ACCOMMODATION

- Hambridge Showrooms – single storey with adjoining car parking area
- The Tower – Mixed Showroom and Storage Premises on Ground and Three Upper Floors
- Mill House – Five Bedroom Residential House with kitchen and dining area reception room and utility room at ground floor, two bedrooms, dressing room and bathroom at first floor level and three bedrooms at second floor level
- Mill Cottage – Former residence currently in office and showroom and storage use providing ground floor open plan area plus kitchen and WC and five rooms at first floor level
- Garage Block adjoining Mill Cottage – ground and first floor accommodation currently used for offices and stores
- Stable Block – Single Storey building fitted for storage and showroom purposes
- Industrial Complex – variety of buildings providing a mix of industrial, office, workshop and storage accommodation
- Exterior – Gardens and yard areas



Showrooms

- Mixed Use Site extending to approximately 2.44ha (6 Acres)
- Single, two and three storey traditional mill buildings in showroom office and residential use with modern industrial buildings
- Buildings combined totalling approximately 4,087 sqm (44,000 sqft)
- Site with considerable development potential
- To be sold Freehold with vacant possession
- Guide Price £1,000,000
- VAT will not be charged on the purchase price

EPC'S

- EPC's have been ordered and will be made available.

SERVICES

- Mains water and electricity are available.

FLOOR AREAS

Area	SQM	SQFT
Showrooms	190	2,050
The Tower	132	1,415
Mill House	232	2,500
Mill Cottage	159	1,710
Garage Block	109	1,185
Stable Block	67	720
Industrial Buildings	3,191	34,360
Total	4080	43,940

Floor areas are approximate gross internal floor areas.

PLANNING

- Planning permission for conversion of the showrooms, tower, mill cottage and garage to four residential units was granted in the mid 1990's but was not implemented
- The Hambridge Mill site has considerable development potential.

GUIDE PRICE

- The property is available for sale by private treaty
- Guide Price **£1,000,000**
- It is understood that VAT will not be charged on the purchase price.



VIEWINGS

Strictly by appointment with sole agents:-

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Showrooms



Tower Block



Mill House



Mill Cottage



Industrial Premises



