



Industrial Redevelopment Site, Chard Junction, TA20 4QW

A freehold commercial redevelopment site measuring approximately 1.022 acres

For Sale - £225,000



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For Sale - £225,000
Freehold

- Fantastic location
- Excellent redevelopment site
- Available freehold
- Sold with planning permission
- Available with vacant possession

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

A superb opportunity to acquire the freehold interest in a 1.022 acre commercial redevelopment site at Chard Junction.

The property is part of the former Dairy Crest Creamery. The site being offered for sale includes former factory and office buildings (plus upper floors). The site has planning permission under planning application reference 23/02634/FUL for the consolidation of the dual gable roof to form a single dual pitch roof, changes to the southern elevation including the replacement of the existing windows with roller shutter doors and amendments to openings to the former Club House and removal of the existing metal fence adjoining the southern elevation of the building as part of the re-formation of the vehicular access.

The site includes the former Club House, which now has consent for the creation of 4 commercial units, plus the substantial Dairy Crest Building which could form part of a wider redevelopment, subject to the necessary consents.

Situation

Chard Junction (originating with a railway station between Axminster and Chard, closed in the Beeching cuts in the 1960's) includes a number of houses and cottages and also business units. It is about 4.5 miles south of the Somerset town of Chard and 5 miles north of the historic Devon market town of Axminster with the Jurassic Coast some 6 miles further south.

Location

The property is located in a good position about 3 miles from Chard on the Somerset/Dorset border. Local amenities include

a small supermarket/post office, popular primary school and pub. Chard itself caters for most daily requirements with a choice of major supermarkets, smaller retailers, educational and leisure facilities. The County Town of Taunton is some 16 miles to the North and the World Heritage Jurassic Coast is some 12 miles to the South at Lyme Regis.

Directions

From Axminster take the A358 towards Chard and after about 3.5 miles turn right just past Tytherleigh (B3167). Continue down Perry Street for about 1.25 miles and at the crossroads turn right (Station Road), proceed for approximately 1/2 mile, past the level crossing, and the site will be found shortly on the right.

Services

Mains electricity, mains water and private drainage.

Local Authority

Somerset Council

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

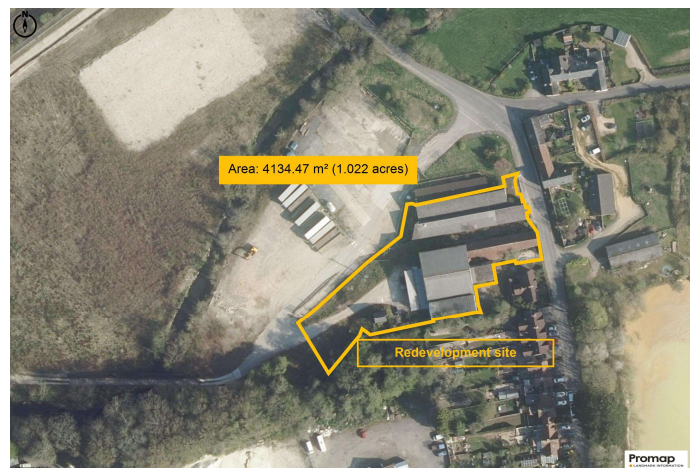
Legal Costs

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

Energy Performance Certificate

Exempt

RH 07/02/2024



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