



**Land at Appledore Drive
Nr Colley Lane
Bridgwater
Somerset
TA6 5JJ**

**Commercial development
site for sale.**

- **Level site of approximately 0.08 acres.**
- **Planning permission for the erection of a commercial building.**
- **Located just off the Colley Lane Industrial Estate.**
- **Popular trade counter location.**

LOCATION

The site is situated at the end of Appledore Drive, on the corner of Axe Road which is located just off the Colley Lane Industrial Estate on the edge of Bridgwater with the town centre less than 1 mile away.

Colley Lane is a trade counter location within the town. Bridgwater has access to two motorway junctions (22 and 23) of the M5 motorway.

DESCRIPTION

The site extends to approximately 0.08 acres and is level. The site currently has planning permission for the erection of a commercial building including alterations to access and parking provisions granted by Sedgemoor District Council on the 16th August 2022. Ref: 08/22/00033. The ground floor use class is limited to E(a) – Retail (other than hot food) and the upper floor use class is limited to E(c) – Offices.

Due to its proximity to the Colley Lane Industrial Estate, the site lends itself to alternative uses such as industrial, car sales or a commercial yard, subject to gaining the relevant planning consents.

LOCAL AUTHORITY

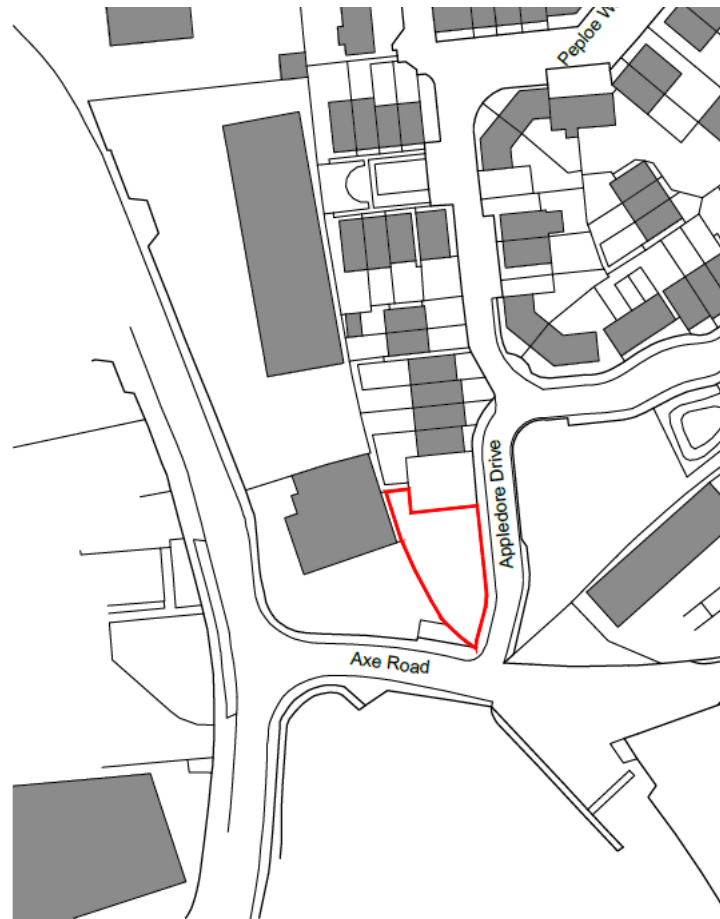
Somerset West and Taunton Council
www.somersetwestandtaunton.gov.uk

TENURE

The freehold is available at a guide price of £65,000.

METHOD OF SALE

Private treaty.



VIEWING

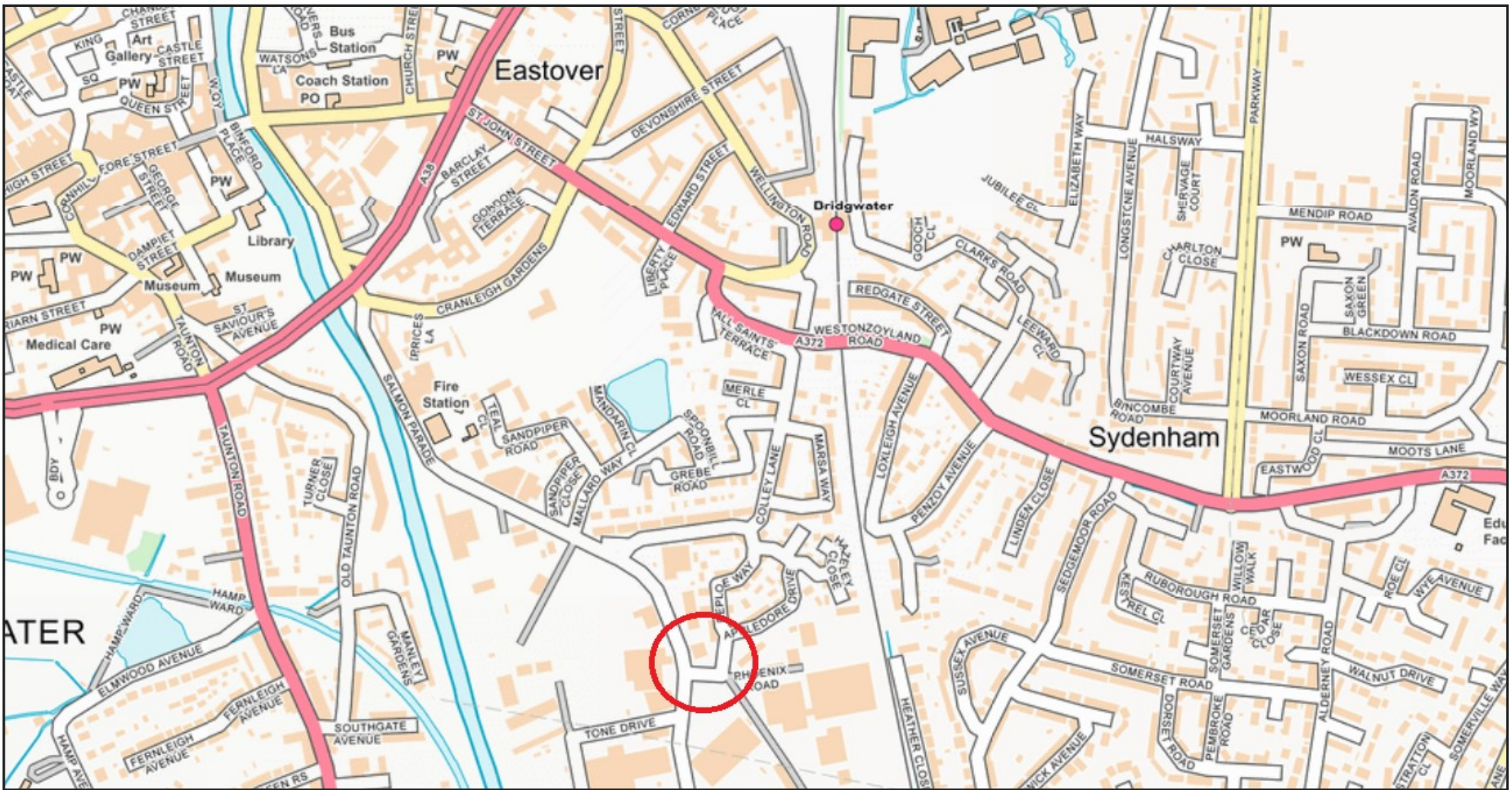
All viewings should be made through the sole agent,
Carter Jonas

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

E:

IMPORTANT INFORMATION

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