

Wapole House

Bristol Road, Bridgewater, Somerset, TA6 4TF



SITE A

- 0.6 acre site
- Substantially complete HMO
- Comprising 22 units
- Requires c.£200k cap-ex to complete
- Positive pre-app for further units to the rear

SITE B

- 1.4 acre site
- Positive pre-app for care accommodation
- Proposal for 80-100 beds
- Conditional sale considered

Summary

- Freehold sites totalling 2 acres
- Substantially complete (internal) 22 bed HMO
- Land with positive-pre app for care accommodation
- Site access via Bristol Road
- Close proximity to Junction 23 of the M5
- Proposed development for 500 homes on adjoining land
- Various alternative uses subject to planning
- Bridgwater is a vibrant historic town in Somerset

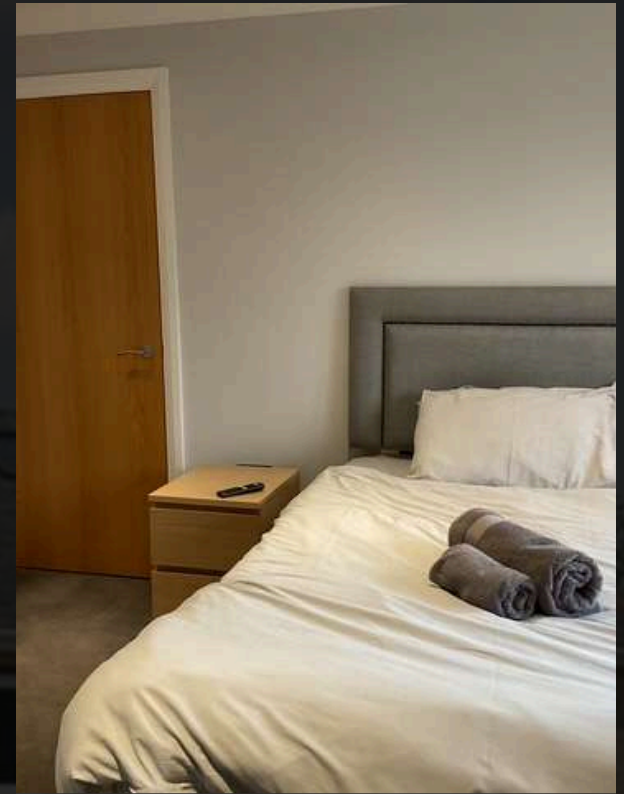
Proposal

SITE A: Seeking for offers in excess of £1,450,000

SITE B: Offers are invited on a conditional or unconditional basis

Site A

- Freehold 0.6 acre site
- Substantially complete (internal) 22 bed HMO
- Land to the rear with a positive pre-app for further development (plans available upon request)
- Interest from local educational establishment to let on a 15-year lease



Site B

- Freehold 1.4 acre site
- Land with a positive pre app for high-end care accommodation
- Approximately 80-100 en-suite rooms (based on the plans below)



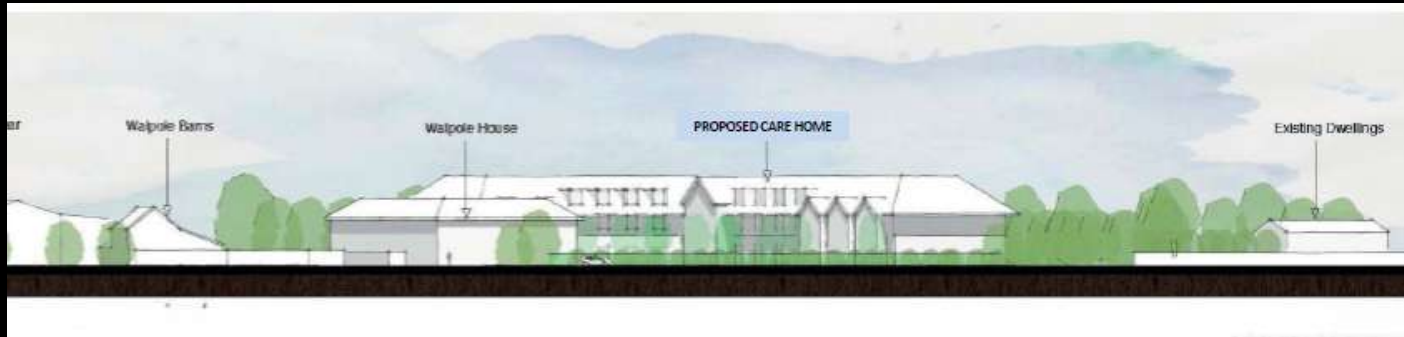
Pre-App - Site plan

Pre-App Information

The overall site is approximately 2.0 acres. The existing bed and breakfast building and associated parking sits within approximately 0.6 acres of the site. The remainder of the site provides potential opportunity for further development. This pre-application shows the potential for a care home site or similar development. The proposal illustrated is for a care home of between 80 - 100 bedrooms.

Download pre-app below

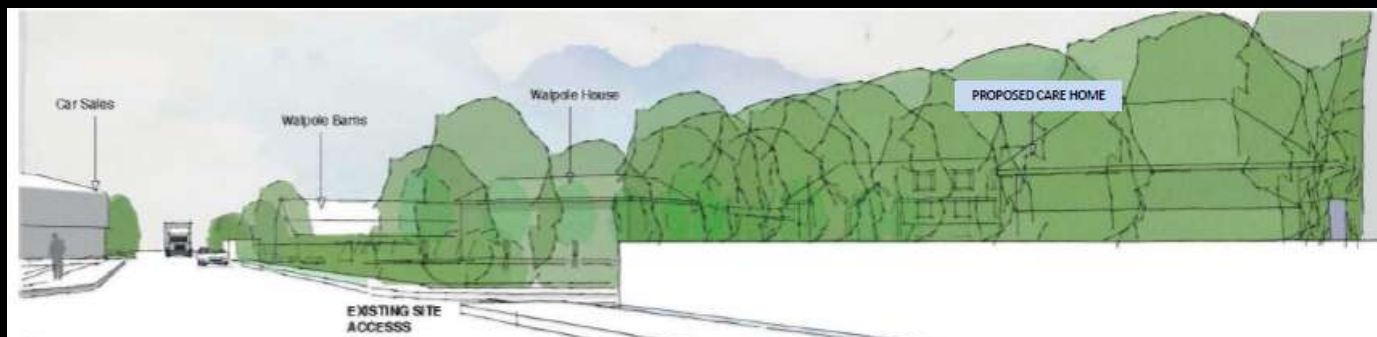
↓ **DOWNLOAD**



Pre-App - View looking South along Bristol Road



Pre-App - Street Elevation along Bristol Road



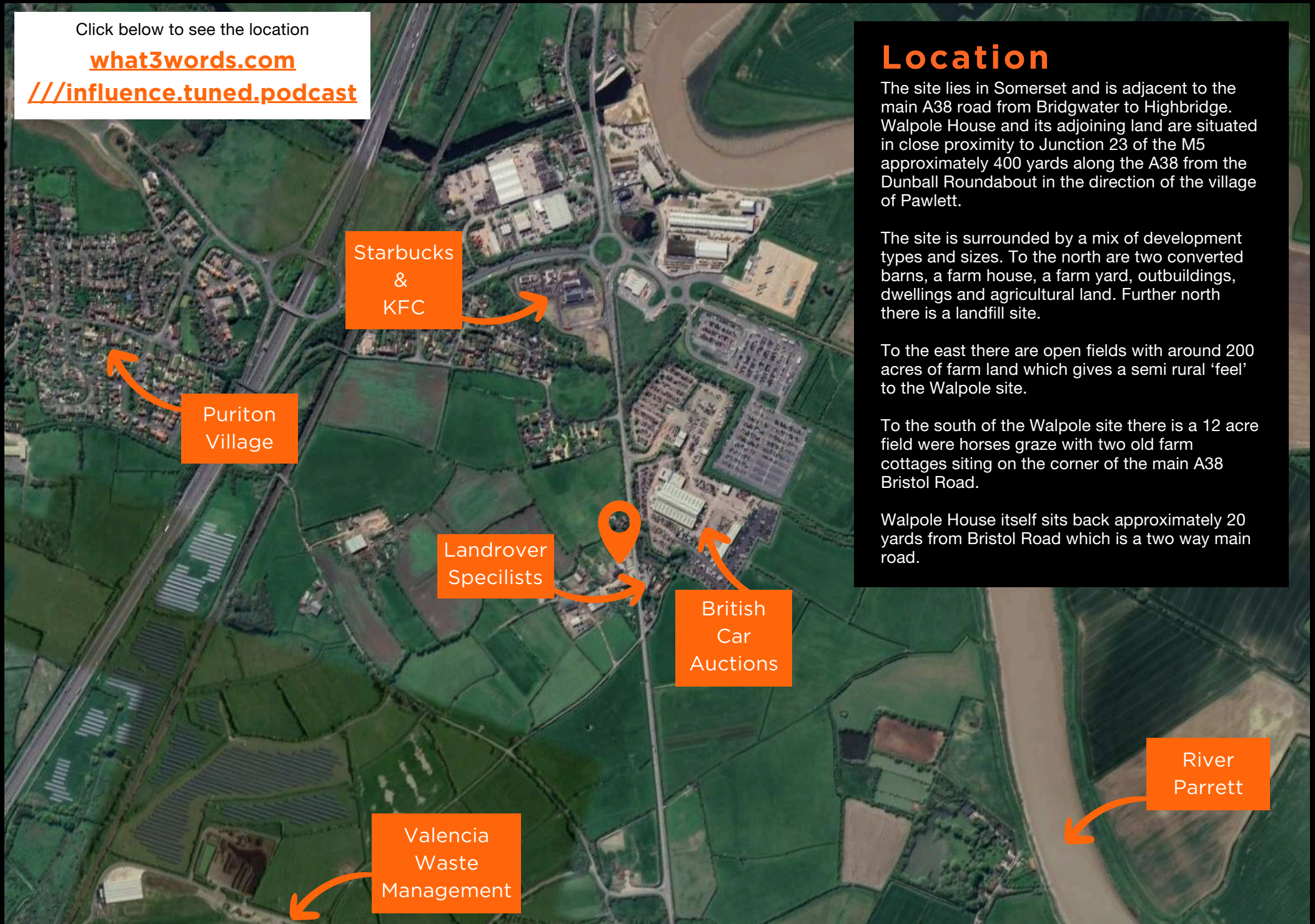
Pre-App - View looking North along Bristol Road



Click below to see the location

what3words.com

///influence.tuned.podcast



Location

The site lies in Somerset and is adjacent to the main A38 road from Bridgwater to Highbridge. Walpole House and its adjoining land are situated in close proximity to Junction 23 of the M5 approximately 400 yards along the A38 from the Dunball Roundabout in the direction of the village of Pawlett.

The site is surrounded by a mix of development types and sizes. To the north are two converted barns, a farm house, a farm yard, outbuildings, dwellings and agricultural land. Further north there is a landfill site.

To the east there are open fields with around 200 acres of farm land which gives a semi rural 'feel' to the Walpole site.

To the south of the Walpole site there is a 12 acre field where horses graze with two old farm cottages sitting on the corner of the main A38 Bristol Road.

Walpole House itself sits back approximately 20 yards from Bristol Road which is a two way main road.

Proposal

SITE A: Seeking for offers in excess of £1,450,000

SITE B: Offers are invited on both, conditional and unconditional basis

Tenure

The property is held as Freehold

Planning

We have further information with regards to the positive pre-app for the site

[Click here to download the pre-app](#)

VAT

The property is elected for VAT

Anti-Money Laundering

The successful purchaser will be required to provide certain documentation to satisfy the current AML legislation. These documents will be requested at a relevant time

DISCLAIMER: In accordance with the MISREPRESENTATION ACT 1967, Prideview, for ourselves and for the vendors or lessors of any property for whom we act, give notice that: I. The initial marketing particulars sent by email are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. II. Prideview cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained within our marketing emails, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy. III. Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and IV. Prideview will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. To read the terms and conditions for all of our services, visit www.prideviewgroup.com/terms-and-conditions

Contact Information

Mark Hoffman

T: +44 (0) 203 146 8659

M: +44 (0) 7570 630 308

E: mark@prideviewgroup.com

Priyesh Patel

T: +44 (0) 203 146 1342

M: +44 (0) 7892 431 982

E: priyesh@prideviewgroup.com

Prideview Group

Prideview Place, Church Road
Stanmore, Middlesex, HA7 4AA

T: +44 (0) 208 954 0878

