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**14-16, CASTLE STREET,
BRIDGWATER, TA6 3DB
FOR SALE BY PUBLIC AUCTION**

Sold at Auction for £430,000 plus VAT

13 Waterloo Street, Weston super Mare, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



Description:

An exceptional Grade 1 Listed premises, last used as offices, comprising a pair of two adjacent buildings with planning permission for conversion into six 2 and 3 bedroom residential flats. The property is centrally located within a sought-after area in an historic part of Bridgwater. Offering a superb development opportunity for conversion to residential or other use, subject to planning. Castle Street comprises an interesting mix of residential and commercial use premises and is very conveniently situated for the town centre amenities. Excellent travel links are close by including a main line railway station the M5 motorway junctions 23 and 24 within a short drive.

The property offers accommodation over three floors and basement extending to approximately 10,361 sq. ft (962 sq. m) with extensive parking area to the rear.

Planning

Somerset County Council, formerly Sedgemoor District Council, granted full planning (ref: 08/22/00057) for the change of use and conversion of offices to 6 no. 2 and 3 bedroom flats. It was approved in March 2023.

Local Authority:

Somerset County Council <https://www.somerset.gov.uk>

Rateable Value: £55,500

Tenure:

Freehold. The property is currently held on 2 separate Titles.

VAT:

VAT at the statutory rate will be payable on the purchase price

Viewing:

Strictly via the Joint Auctioneers, Charles Dickens Estate Agents, Tel: 01278 445266 or email sales@charlesdickensestateagents.com

Conditions of Sale:

From the solicitors:-

Stephens Scoun,
Curzon House,
Southernhay West,
Exeter, EX1 1RS.

Ref: Katie Allen
K.Allen@stephens-scoun.co.uk
Tel: 01392 210700

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

