

# Property details approval form

Somerset Inn, Alfred Street, Taunton, Somerset, England, TA1 3HY

Date: 19 January 2026

Property Ref and Version: TTN313289 - 0004

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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guide price £180,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > A Rare and Exciting Opportunity - Approximately 3,407 sq ft to Work With
- > Planning Permission for Conversion into Two Residential Dwellings
- > Excellent Town Centre Location with Access to the M5 Motorway and a Mainline Intercity Rail Link
- > Zero CIL Liability & 0.10 Allocated P-Credits (kg)
- > Superb Potential & No Onward Chain

## ○ Short Description

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A rare and exciting INVESTMENT OPORTUNITY in Taunton town centre with approximately 3,407 sq ft to work with and full PLANNING APPROVAL for conversion into two residential dwellings and Zero CIL. Also available with the advantage of NO ONWARD CHAIN.

## ○ Long Description

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An absolute peach of an investment opportunity for those intrepid investors with a real thirst for a development opportunity, with full planning permission to convert into two residential dwellings - plans are available on request for conversion into two three bed flats each with garden and parking.

As it stands now 45/46 Alfred Street is a former public house, known as The Somerset Inn with approximately 3,407 sq ft of prime town centre development opportunity ideal and ready now for redevelopment and remodelling. Spread over three floors, the range of accommodation comprises; an entrance porch with door leading to an open area which was the original bar. The rear hallway leads to the skittle alley, and internal courtyard which is sheltered on all sides, toilets and store beyond. Stairs to the first floor give access to the to a large kitchen/breakfast room, family bathroom and the bedrooms. There are further stairs to the large third floor loft room. Externally the property benefits from off road parking for two vehicles to the front, and benefits from a good size internal workshop.

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Alfred Street is found off Victoria Gate to the east of Taunton Town centre. Victoria Park is situated directly opposite the house which is a park full of green open spaces. Taunton is easily accessible with its extensive range of shopping, recreational, sporting and cultural facilities including Somerset County Cricket Ground and Taunton Racecourse.

## ○ **Directions**

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## ○ **Agents Note**

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## ○ Room Description

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### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Agents Note

Somerset Council Planning Reference: 38/24/0220

Change of use of public house and 1 No. flat into 2 No. flats, with erection of infill extension and associated works at Somerset Inn, 46 Alfred Street, Taunton.

Detailed plans are available on request.

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## **○ Room Description**

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## ○ Property Images



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## Floor Plan



Total floor area 316.5 m<sup>2</sup> (3,407 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Approval

Signature		Date
Daniel Finberg		
Ms K. Jenkinson		