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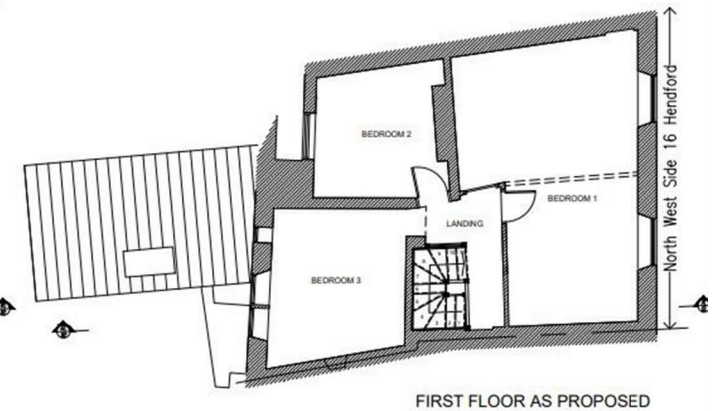
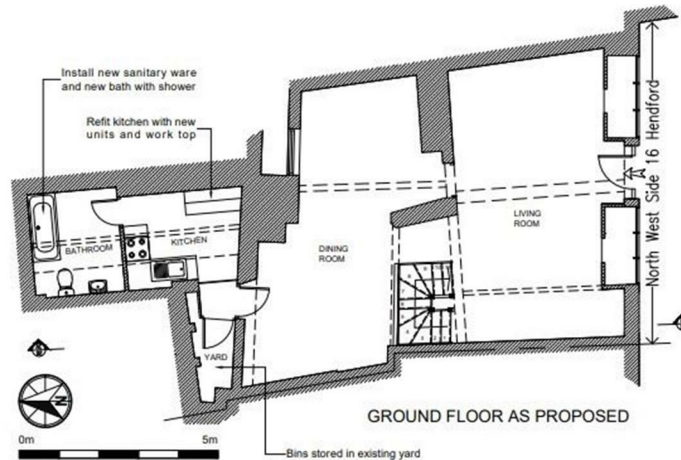


- Former Commercial Premises
- Planning Permission for Conversion to Residential Property
 - Vacant Possession
 - 1,501 sqft / 139.4 sqm
- Literally Stepping Distance to the Town Centre
- Phosphorus Credit 2024 24/02588/DOC1 Discharge of Condition No. 5
- Further Potential For A Variety Of Uses
- Including Part Shop with Separate Apartment Above (STPP)
 - Grade II Listed

Guide Price **£165,000**

Freehold

Yeovil Sales
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THE PROPERTY

This current commercial property offers a number of uses/options (remain as a current commercial property or residential). It currently has planning approval for conversion from commercial premises to residential use (planning ref:23/02564/LBC), literally within a few paces of the town centre and all its diverse amenities.

ACCOMMODATION

Currently, the property comprises:

Ground Floor: A generous front reception area with large windows provides a good shop frontage. Stairs to the first floor and an open walkway lead to a secondary reception or shop area with a fireplace. To the rear is an inner hallway which links to the kitchen area and further on to the large WC.

Upstairs: A spacious landing provides access to the front office, which was, at one time, two rooms and housing large front aspect windows. To the rear are another two rooms with rear aspect windows.

Planning Permission Granted to Provide:

Ground Floor: The former front shop area will be converted to a very spacious living room with an internal open archway leading to a rear dining room. Both of these spaces would allow a lot of adaptability in terms of layout and modifications. To the rear, the inner hallway has a side door

which is uncovered and would easily act as a bin storage and then onto the kitchen and finally at the rear, a large bathroom.

Upstairs: The front room is outlined as a huge front bedroom which is full width. This could easily be converted further into two separate bedrooms as there are two doorways into the current room. To the rear a further two double bedrooms.

SITUATION

The property sits literally a few paces from the town centre. Yeovil Country Park boasts 127 acres of beautiful countryside with its network of footpaths and waterways, riverside and woodland walks following the path of the River Yeo. The 20 acres that make up Ninesprings is believed to have been developed as an ornamental park for the Aldon Estate. You can enjoy plentiful walks leading to Aldon Park with wide open spaces, ideal for dog walking.

DIRECTIONS

What 3 words: ///chains.hers.client

MATERIAL INFORMATION

Phosphorus Credit 2024

24/02588/DOC1 Discharge of Condition No. 5 (Allocation Certificate) of Planning Application 23/02563/FUL.

Listed Building Consent 2024

23/02564/LBC Change of Use from Retail Outlet Class E to Domestic Dwelling C3

Planning Approval 2024

23/02563/FUL Change of Use from Retail Outlet Class E to Domestic Dwelling C3

EPC: Non-Domestic Building D

Flood Risk: Very Low

Grade II Listed

SERVICES

Mains water, electricity and drainage

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside (Information from Ofcom <https://www.ofcom.org.uk>)



Energy Efficiency Rating		
Very energy efficient - lower running costs	A	Best
100-150 kWh/m ²	B	
150-200 kWh/m ²	C	
200-250 kWh/m ²	D	
250-300 kWh/m ²	E	
300-350 kWh/m ²	F	
350-400 kWh/m ²	G	
400+ kWh/m ²	H	
400+ kWh/m ²	I	
400+ kWh/m ²	J	
400+ kWh/m ²	K	
400+ kWh/m ²	L	
400+ kWh/m ²	M	
400+ kWh/m ²	N	
400+ kWh/m ²	O	
400+ kWh/m ²	P	
400+ kWh/m ²	Q	
400+ kWh/m ²	R	
400+ kWh/m ²	S	
400+ kWh/m ²	T	
400+ kWh/m ²	U	
400+ kWh/m ²	V	
400+ kWh/m ²	W	
400+ kWh/m ²	X	
400+ kWh/m ²	Y	
400+ kWh/m ²	Z	

Hendford, Yeovil

Approximate Area = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



YEO/SH/17.10.2025



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