

gth



## RESIDENTIAL DEVELOPMENT LAND

The Former Tyre Depot, Silver Street, Chard, Somerset TA20 2BA



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Somerset TA20 2BA



- Detailed planning consent for 22no. apartments
- Total sq ft coverage 12,606-sq ft / 1,171-m<sup>2</sup>
  - No affordable housing
  - Town centre location
  - Guide price £475,000

**GREENSLADE TAYLOR HUNT**

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### DESCRIPTION

The essentially level site for many years was used as a Tyre Depot and in recent years as a car wash business.

Residential properties immediately adjoin the entrance. The boundaries are well formed on site with a block of 3-storey apartments adjoining the southern boundary.

The site immediately adjoins the local park with substantial trees adjoining the rear boundary.

### SITUATION

The property is situated close to the centre of Chard, within genuine walking distance of the High Street and town's principle amenities. The site enjoys substantial road frontage to Silver Street with residential properties adjoining. To the rear is an attractive park. The property is within walking distance of the High Street shops and Tesco supermarket.



Chard provides a full range of services whilst the important regional centre of Taunton provides an extensive range of commercial, recreation and education amenities including a number of noted public schools. Motorway access onto the M5 is at Taunton (Junction 25) and rail links to London Paddington are also available from Taunton and Axminster. Bristol International Airport and Exeter Airport also offer a range of destinations.

### AGENTS NOTE

The development site offers a unique opportunity to purchase a development site of 22no. apartments close to the town centre, located in a quiet position with the benefit of a planning consent that can be implemented immediately. There is no social housing provision requirement.

Please note an electricity sub-station is located to the rear of the property. It is possible the sub-station can be moved to a new location if required.

## HIGHWAYS

The site immediately adjoins Silver Street, a fully adopted public highway. A substantial access currently exists servicing the former garage premises.

Please note our clients own 3no. properties fronting Silver Street, it will be a requirement to create 3no. parking spaces for our clients retained property in a position and location to be agreed. In addition, vehicle access will need to be created for the benefit of the adjoining property.

The permitted scheme provides for the creation of a footpath adjoining the new access road to be constructed which will in turn, lead to a total of 22no. car parking spaces.

## SERVICES

It is understood that all mains services are either connected or are available in close proximity to the property including foul drainage, water and gas.

## PLANNING

The property has the benefit of a detailed planning consent granted by South Somerset District Council on 10th October 2008, application no: 07/02577/FUL. Extracts of the approved drawings are included within our sales brochure, incorporating a traditional construction of 3-storey and 4-storey apartments with predominantly rendered elevations under a tiled roof.

The 1-bedroom apartments are 485-sq ft and the 2-bedroom apartments range from 600-sq ft to 675-sq ft.

Please note that on 27th September 2011, pre-commencement conditions were discharged. A payment of £28,775 is required not later than occupation of 50% of the dwellings.

Commencement of development took place in October 2011, safeguarding the planning consent.

## METHOD OF SALE

The property is offered for sale on a Private Treaty basis, with a guide price of £475,000.

## VIEWINGS

Interested parties must contact the Vendor's sole selling agents regarding requests to view.

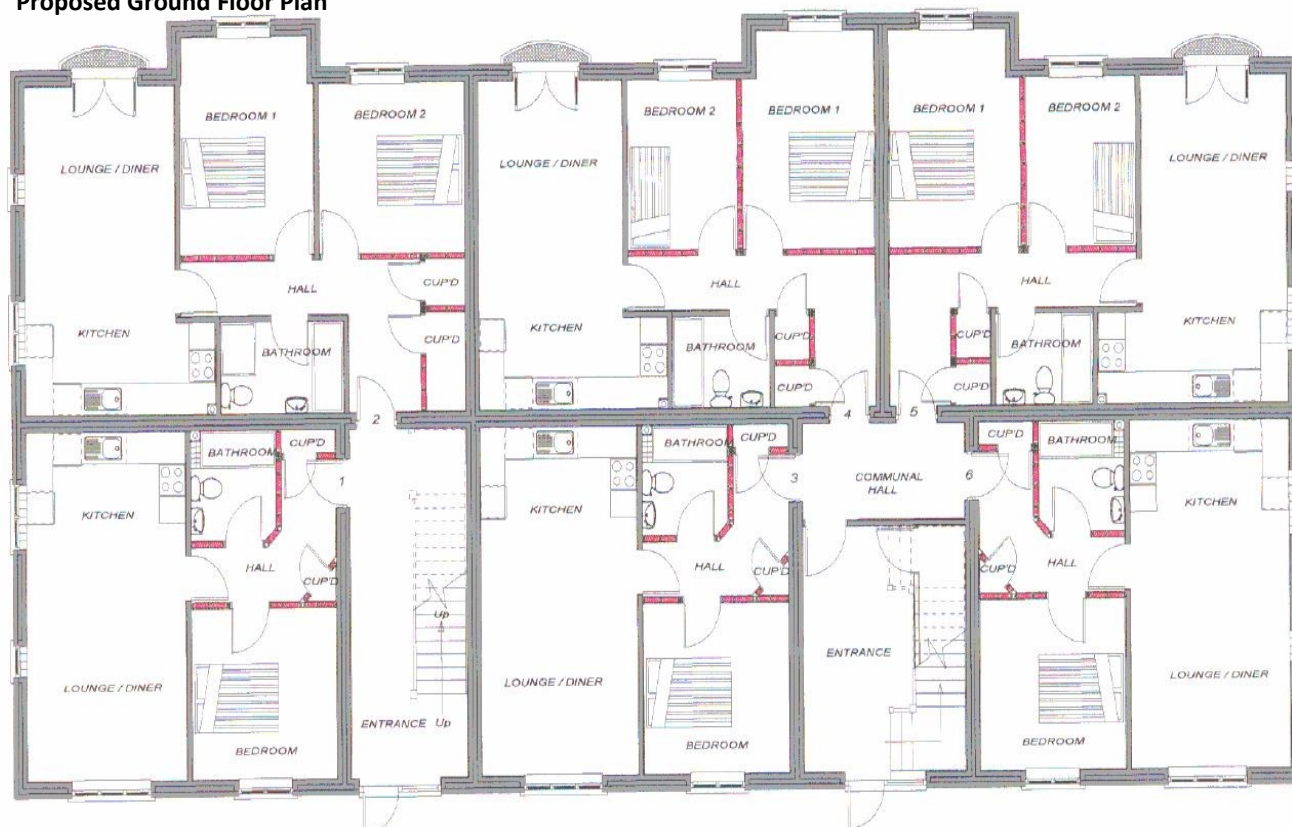
Please note that a car wash business currently operates from the premises.



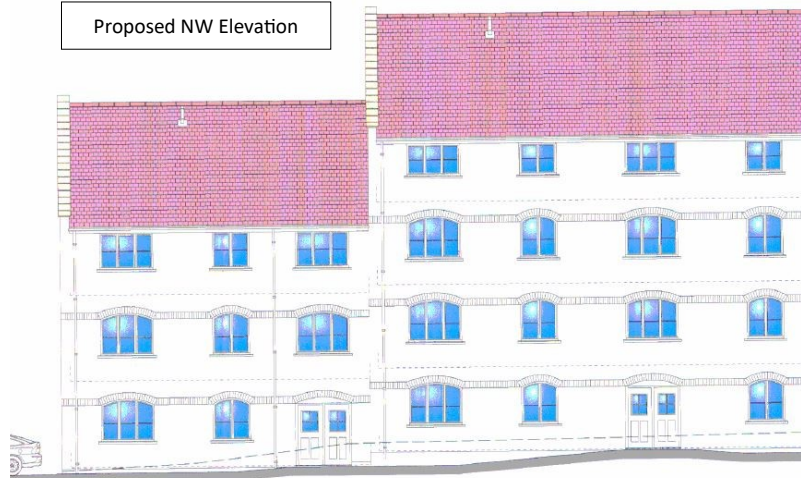
## NOT TO SCALE



## Proposed Ground Floor Plan



## Proposed NW Elevation



North West (Front) Elevation 1:100

## USEFUL ADDRESSES

**Somerset District Council:** The Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT. Tel: 01935 462462

**Wessex Water:** Galmington Trading Estate, 45 Cornishway W. Galmington Trading Estate, Taunton TA1 5NA. Tel: 0345 600 4600

**Western Power:** Map Response Team, Mapping Centre, Sowton Industrial Estate, Exeter, Devon, EX2 7WP. Tel: 01392 352652.

For further information please contact:

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## Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. (If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

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