



FORMER LEARNING CENTRE

6 Princess Street - Burnham-on-Sea - Somerset - TA8 1EH

Aerial photograph (taken from the south-east)



FORMER LEARNING CENTRE

6 Princess Street - Burnham-on-Sea - Somerset - TA8 1EH

Former learning centre, set within a popular coastal town. It is suitable for a range of alternative uses (subject to planning).



The property extends, in total, to approximately 0.1-hectares (0.25-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

James Nelson

01823 334466

james.nelson@gth.net

Joseph Hughes

01823 334455

joseph.hughes@gth.net

Ground photograph (taken from the south)



Ground photograph (taken from the north)



LOCATION

The popular coastal town of Burnham-on-Sea is within the administrative area of Somerset Council (SC) (formerly Sedgemoor District Council (SDC)). It is situated at the mouth of the River Parrett upon Bridgwater Bay. It has a population of approximately 16,315no. residents (2021 Census).

It is located approximately 32-kilometres (20-miles) south-west of Bristol, approximately 10.5-kilometres (6.5-miles) south of Weston-super-Mare and approximately 11-kilometres (7-miles) north of Bridgwater.

It offers a range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): Burnham-on-Sea War Memorial Hospital, King Alfred School and Academy, Churchfield Church School, Burnham-on-Sea Golf Club, Burnham-on-Sea Sailing Club, Burnham-on-Sea Rugby Football Club, a number of retail outlets, a number of places of worship, as well as a number of drinking-establishments, eateries and takeaways.

The property is immediately opposite the Princess Theatre and Arts Centre and adjacent to Burnham-on-Sea Library and Fair Start Nursery.

COMMUNICATIONS

Road - The M5 motorway is approximately 3.7-kilometres (2.3-miles) to the east. This offers access north to Weston-super-Mare, Bristol and beyond and access south to Bridgwater, Taunton, Tiverton, Cullompton, Exeter and Cornwall. The A38 (Bristol Road) also passes through the adjoining town of Highbridge and provides access to Bridgwater, Weston-super-Mare, Bristol Airport and Bristol.

Rail - Highbridge & Burnham railway station is approximately 3.4-kilometres (2.1-miles) to the south-east. It provides mainline services to destinations such as Taunton, Bristol Temple Meads, Cardiff Central, Exeter St Davids and Penzance.

Air - Bristol Airport (BRS) is approximately 30-kilometres (18.7-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

PROPERTY

The property comprises a detached single-storey former school of red brick construction with extensions to the front and rear central elevations. The property has various types of roof structures present such as hipped roofs with dormer windows, pitched roofs and flat roof areas. Natural light is provided through large timber sash windows in the original parts of the building with more modern areas having UPVC double glazed windows.

Internally, the property is laid out with a central reception/social area with all areas accessible from this location. There is a self-contained office and to the eastern and western sides of the property are two classrooms on each side, the eastern side has concertina doors so the two rooms can be merged. To the north of the central reception area is the WC block providing ladies, gents and disabled WCs along with offices and stores. A boiler room is accessed at the rear of the property through a separate access.

The gross internal area (GIA) of the property is approximately 294.7-sq. m. (3,172-sq. ft.). The floorplan is shown overleaf. It is shown for identification purposes only and is not to be relied upon.

From Princess Street there is an enclosed yard area covered in tarmac and paving slabs with various trees and shrubs. There is access to the rear via either side to the eastern and western elevations. To the western side is an open sided store and storage shed and to the rear there is currently 5no. disabled parking spaces.

The property extends, in total, to approximately 0.1-hectares (0.25-acres). The property that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

PLANNING

The property has previously been used for educational training purposes. There is no recent planning history associated with the property however we believe it has potential for a range of alternative uses including commercial or residential (subject to planning).

The property is not listed nor does it lie within a Conservation Area.

LOCAL AUTHORITY

Somerset Council (North)
County Hall
Taunton
Somerset
TA1 4DY

T: (0300) 123 2224

E: planningnorth@somerset.gov.uk

W: www.somerset.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: ST261024, which forms part of a wider title.

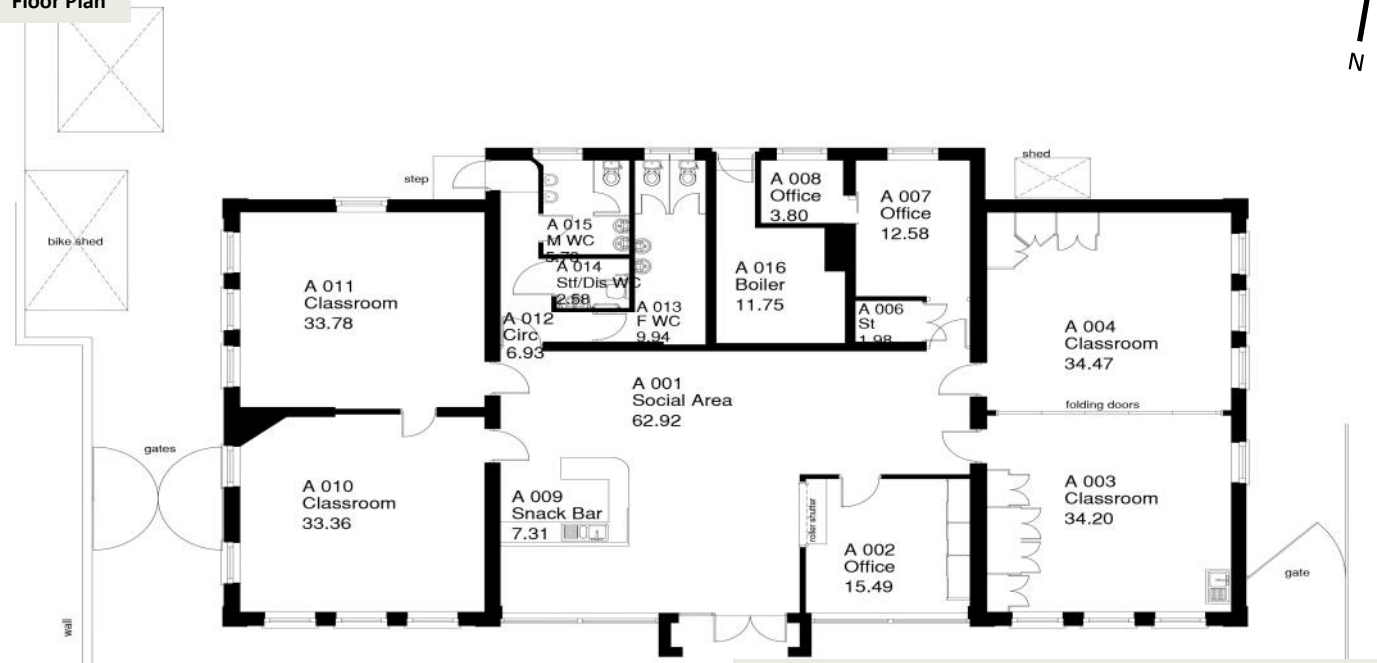
Internal photograph (showing the classrooms)



Internal photograph (showing the social area)



Floor Plan



METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICE

The guide price is **£200,000**.

Offers are invited on an unconditional basis.

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Please note that a right of way (for all purposes, for all times) will be granted from Princess Street over the seller's retained land to provide access to the rear of the property.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

All interested parties should make their own enquiries of the Statutory Utility Providers.

ADDITIONAL INFORMATION

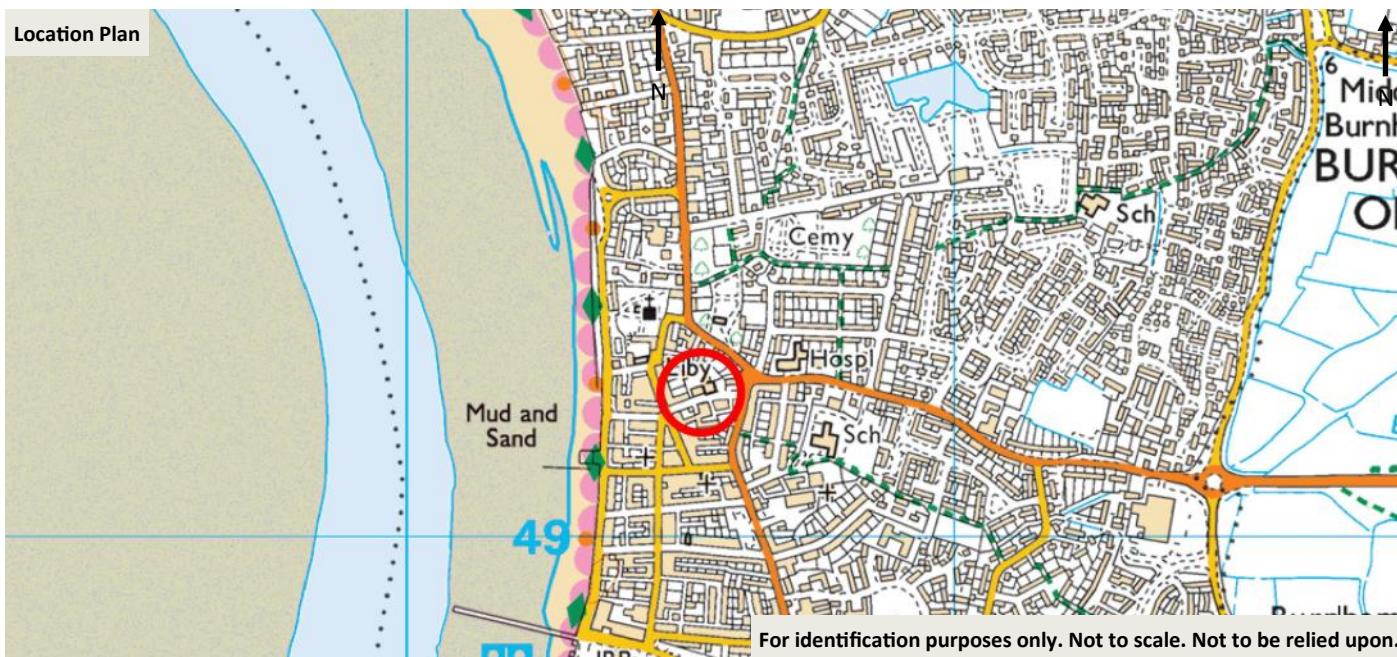
The information pack is available, via the link, set out below:-

https://www.dropbox.com/scl/fo/voe7fb3er58nt7pntfr47/AGJMu-5mqI-zARtRly_P7ic?rlkey=1iqfc2iy8ewpznhh6rt6wylcj&st=r56t2o0a&dl=0

EPC

The property has an EPC rating of E (123). The EPC is contained within the information pack.

Location Plan



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

BUSINESS RATES

We understand the property has a Rateable Value of approximately £6,446.

DIRECTIONS

Sat Nav: **TA8 1EH**

what3words: **unity.friend.bluff**

From Junction 22 of the M5 motorway, head west on the B3140 (Queens Drive). Head straight across at the roundabout onto Love Lane and take the first exit at the next roundabout onto Oxford Street. Take the first right onto Princess Street and the property will be found on the right after the Library. It will be identified with a Greenslade Taylor Hunt signboard.

VIEWINGS

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

HEALTH AND SAFETY POLICY

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

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Service brochure is available via the link, set out below:-

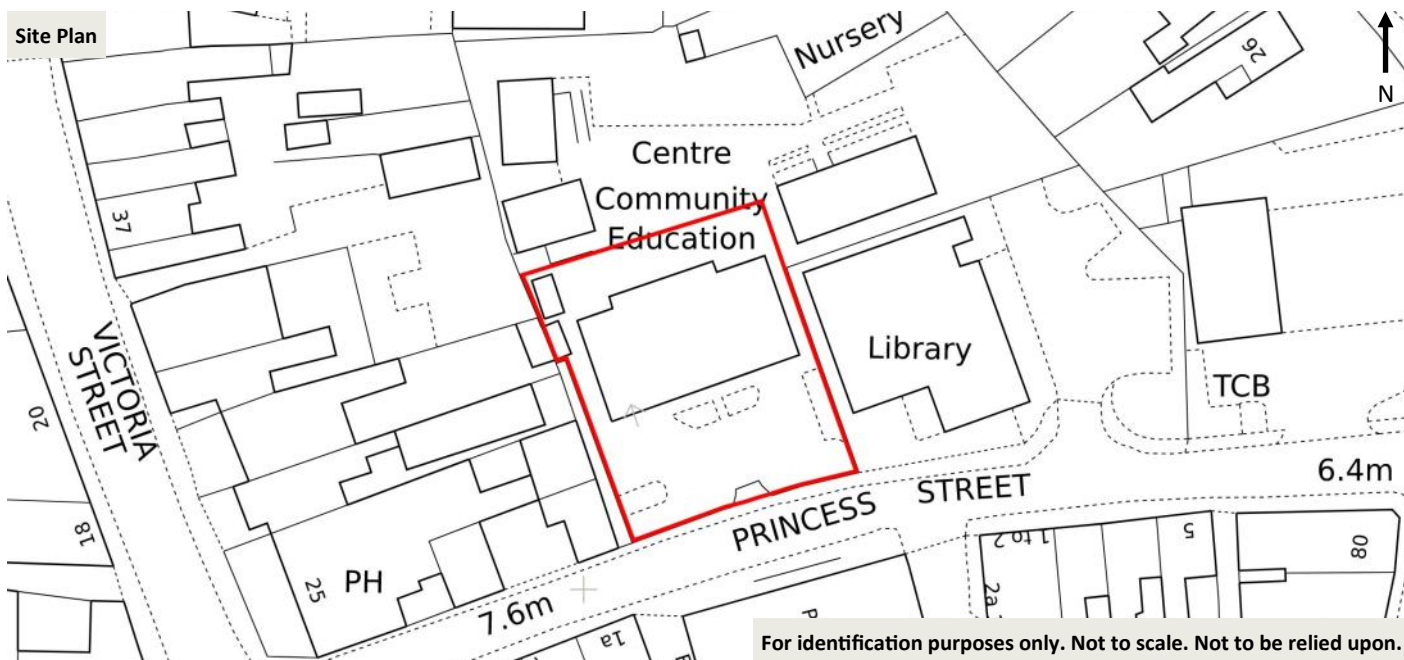
[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with new homes advice. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Service brochure is available via the link, set out below:-

[GTH New Homes Services](#)



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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.

Photographs taken December 2024

Sales Brochure prepared January 2025

Property Reference Number: TAL240102



gth



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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: JEN/JH
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

FORMER LEARNING CENTRE, 6 PRINCESS STREET, BURNHAM-ON-SEA, SOMERSET TA8 1EH

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Somerset Council (our client). It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the property.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

The guide price is **£200,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 7th March 2025**.

The offers are to be submitted to James Nelson BSc (Hons) MRICS, Development Surveyor at Greenslade Taylor Hunt with the envelope marked with the reference '**Former Learning Centre, 6 Princess Street, Burnham-on-Sea, Somerset TA8 1EH**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: james.nelson@gth.net and joseph.hughes@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the links, set out below: -

https://www.dropbox.com/scl/fo/voe7fb3er58nt7pntfr47/AGJMu-5mql-zARtRly_P7ic?rlkey=1iqfc2jy8ewpznhh6rt6wylcj&st=r56t2o0a&dl=0

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the property if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below: -

- **Wednesday, 5th February 2025;**
- **Wednesday, 12th February 2025;**
- **Wednesday, 19th February 2025; and**
- **Wednesday, 26th February 2025.**

Health and Safety Policy

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

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: james.nelson@gth.net or the Commercial department by telephone on telephone number: (01823) 334455 or by email on email address: joseph.hughes@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure