gth



HILLVIEW

34-36 Berrow Road ▪ Burnham-on-Sea ▪ Somerset ▪ TA8 2EX



Ground Photograph showing the rear of the property (taken from the north-east)

Hillview

34-36 Berrow Road, Burnham-on-Sea, Somerset TA8 2EX

Former nursing home, 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 0.13-hectares (0.32-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

01823 334466

James Nelson

james.nelson@gth.net

GREENSLADE TAYLOR HUNT

www.gth.net

Dorchester Office

Westgate House, 45 High West Street,

Dorchester, Dorset DT1 1UT

01305 230872

Tim Wright

tim.wright@gth.net

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.

COMMUNICATIONS

Road - The M5 motorway is approximately 4-kilometres (2.5-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 3.9-kilometres (2.4 -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 30.6-kilometres (19-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

PROPERTY

Hillview was formerly two Victorian buildings, which have been joined together to form a detached two/three-storey symmetrical building with later side and rear extensions. It currently provides 36no. bedrooms of various shapes and sizes (23no. en-suite). The property is not listed. The property is situated approximately 137-metres (150-yards) from the seafront.

Ground Floor

The ground floor lobby leads to an office, central hallway and stairs to the first floor. From the hallway (and secondary hallways) access is provided to 14no. bedrooms, 3no. lounges, a kitchen, dining area, 2no. offices, a quiet room, passenger lift to the first floor, clinic room, 4no. other staircases to the first floor (all acting as fire escapes with external access) 2no. bathrooms/shower rooms, 2no. WCs and various service rooms (including a boiler room accessed externally).

First Floor

The first floor comprises 22no. bedrooms, a staff room, 2no. shower rooms, a bathroom, stairs to the second floor and various service rooms.

Second Floor

The second floor comprises a training room.

Lounge



Dining Area



The Gross Internal Area (GIA) of the property, taken from the Energy Performance Certificate (EPC), is approximately 1,280-sq. m. (13,778-sq. ft.).

The floorplans are contained within the information pack.

Externally

Access to the property is provided directly from Berrow Road with a car park to the front. There is a small service yard to the left and small areas of garden to the right (leading out from the lounge) and at the rear.

The property extends, in total, to approximately 0.13-hectares (0.32-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

Hillview falls within the settlement boundary of Burnham-on-Sea. The adopted Local Plan is the Sedgemoor Local Plan 2011 to 2032.

Hillview is now a non-trading C2 Residential Institution and the facility has recently closed. The previous operators had the property registered with the Care Quality Commission (CQC) as a nursing home for a maximum of 40no. people, with specialisms/services of caring for adults over 65-years old and dementia. The latest inspection dated 6th July 2022 and report published dated 5th October 2022 rated the facility as "inadequate".

Hillview could be used for the existing use (subject to CQC registration/ compliance). Alternatively, the property could be used for a range of alternative uses (subject to planning).

LOCAL AUTHORITY

Somerset Council
Bridgwater House
King Square
Bridgwater
Somerset
TA6 3AR

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: ST209372.

METHOD OF SALE

We are offering the freehold for sale by private treaty with vacant possession on completion.

GUIDE PRICE

The guide price is **offers in the region of £1,100,000**.

Offers are invited on an unconditional basis.

Kitchen



Bedroom



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 negotiation.

VALUE ADDED TAX

The seller will not be opting 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.

SERVICES

All mains services are available near or on the property.

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

EPC

The property has an EPC rating of C (72).

COUNCIL TAX

The property falls within Council Tax Band H.

All interested parties should make their own enquiries with SC in relation to the Council Tax Banding and the amount payable for the year 2024/2025.

ADDITIONAL INFORMATION

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

https://www.dropbox.com/scl/fo/3fxem2xhejtoded9okp04/AG3kl47VAB-mvv_Z9jhBpK8?rlkey=loxhafx71tpqj9dxaounzhxcp&st=bl8irqvb&dl=0

VIEWINGS

All viewings are strictly by appointment.

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.

Ground Photograph (taken from the north)



Ground Photograph (taken from the south)



DIRECTIONS

Sat Nav: **TA8 2EX**

what3words: **respect.spenders.shave**

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 second exit at the next roundabout onto Manor Road. Manor Road becomes Berrow Road and the property will be found on the right after approximately 0.5-kilometres (0.3-miles). It will be identified with a Greenslade Taylor Hunt signboard.

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:-

New Homes with GTH

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with property management advice. The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net.

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

Property Management

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 May 2024

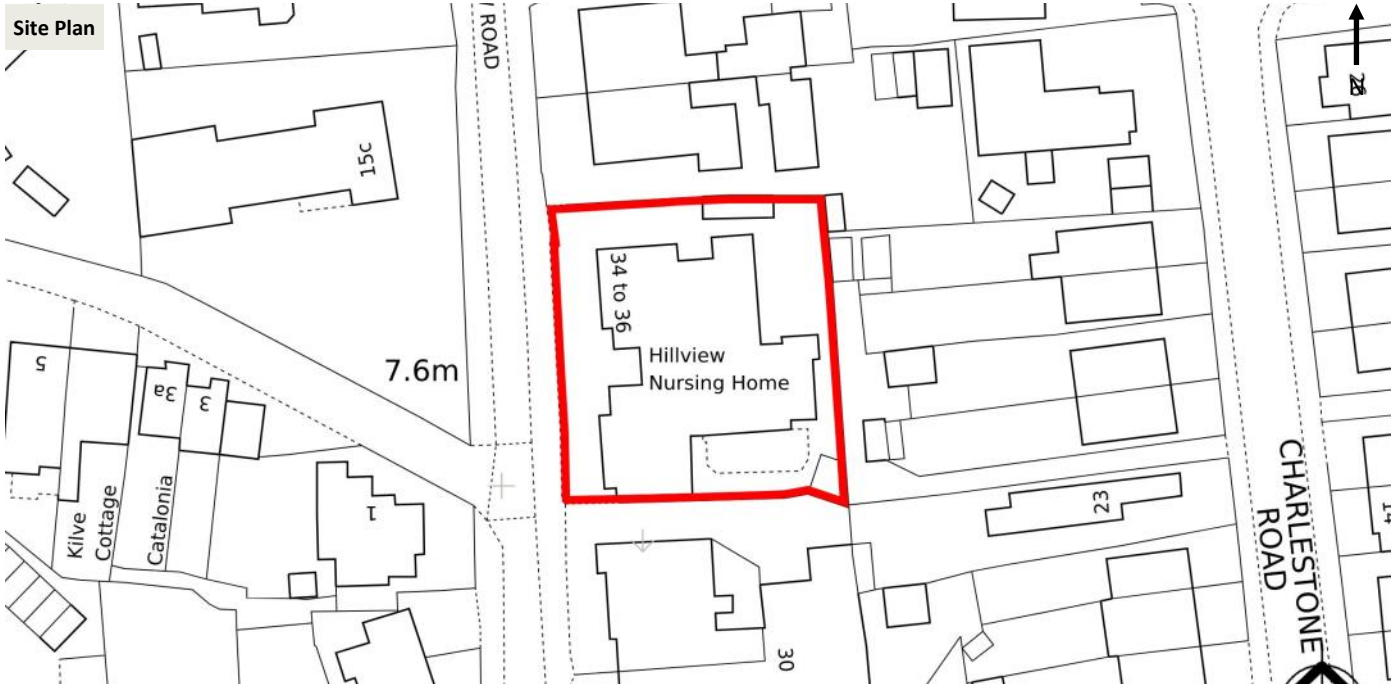
Sales Brochure updated August 2024

Property Reference Number: TAL240033

Location Plan



Site 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.

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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: JEN
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 NURSING HOME
HILLVIEW, 34-36 BERROW ROAD, BURNHAM-ON-SEA, SOMERSET TA8 2EX

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr K Smith (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.

Property

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Hillview could be used for the existing use (subject to CQC registration/compliance). Alternatively, the property could be used for a range of alternative uses (subject to planning).

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is **offers in the region of £1,100,000.**

Offers are invited on an unconditional basis.

Submission of Offers

The offers are to be submitted to James Nelson BSc (Hons) MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference **'Hillview, 34-36 Berrow Road, Burnham-on-Sea, Somerset TA8 2EX',** 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 tim.wright@gth.net.

Please can you submit your company's 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 link, set out below: -

https://www.dropbox.com/scl/fo/3fxem2xhejtoded9okp04/AG3kl47VAB-mvv_Z9jhBpK8?rlkey=loxhafx71tpqj9dxaounzhxcp&st=bl8irqvb&dl=0

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site 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 site 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 us on telephone numbers: (01823) 334466 or (01305) 230872 or by email on email addresses: james.nelson@gth.net and tim.wright@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure