



FORMER MILL AND OFFICE

Silver Street - Chard - Somerset - TA20 2AX

Aerial photograph (taken from the south-east)



FORMER MILL AND OFFICE

Silver Street - Chard - Somerset - TA20 2AX

Two development opportunities, one former mill building and one former office building, within the centre of Chard.



The site extends, in total, to approximately 0.37-hectares (0.91-acres).

For further information please contact: -

Development Land & Planning Department

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

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Aerial photograph (taken from the east)



Aerial photograph (taken from the north-east)



LOCATION

The town of Chard is located within the administrative area of Somerset Council (SC) (formerly South Somerset District Council (SSDC)). It has a population of approximately 14,616no. residents (2021 Census).

The town provides a comprehensive range of facilities and amenities, including (but not limited to): St. Mary's parish church, 4no. primary schools, 2no. secondary schools (Holyrood Academy and Chard School), various business and industrial estates, 3no. supermarkets (including Tesco and Sainsbury's), various banks, a range of public houses, cafés and restaurants and a range of national, regional and local shops and businesses.

It is approximately 23.3-kilometres (14.5-miles) south-east of the County Town of Taunton, which provides a comprehensive range of facilities and amenities, including (but not limited to): many independent stores, cafes, pubs and fine dining restaurants. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there is an excellent range of independent and state schools within the area (Taunton School and Kings Taunton School). Taunton is also home to the Somerset County Cricket Club.

COMMUNICATIONS

Road - Chard is located on the southern edge of the County of Somerset. It is bisected by the A358 (Furnham Road) which provides access north to Ilminster and south to Axminster and the A30 which provides access west to the A303 and Honiton and east to Crewkerne.

Rail - Crewkerne railway station is approximately 15.3-kilometres (9.5-miles) to the east. It provides mainline services to Exeter St. Davids and London Waterloo.

Air - Exeter Airport is approximately 42.8-kilometres (26.6-miles) to the south-west, via the A30, and Bristol Airport is approximately 77.2-kilometres (48.2-miles) to the north via the M5 motorway. Both offer scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located within the centre of Chard. It extends in total to approximately 0.37-hectares (0.91-acres). Lot 1 is shown outlined in red and Lot 2 is shown outlined in blue on the site plan on page 7. It is available as a whole, or as two separate lots, as detailed below. Please note that the sellers preference is to sell the site as a whole.

LOT 1

Lot 1 comprises a 6-storey, Grade II listed, former mill building and outbuildings, together with a hardstanding area. It extends, in total, to approximately 0.29-hectares (0.71-acres). The mill building requires comprehensive refurbishment, while the adjoining hardstanding area offers a range of immediate development opportunities, subject to obtaining the necessary consents.

LOT 2

Lot 2 comprises a former office building, together with a hardstanding area. The lot benefits from good road frontage and extends, in total, to approximately 0.08-hectares (0.20-acres). The existing building could be demolished to facilitate a range of development opportunities, subject to obtaining the necessary consents.

COMMUNITY INFRASTRUCTURE LEVY

We understand that Community Infrastructure Levy (CIL) will be payable in relation to any additional Gross Internal Floor Area (GIFA). The index linked CIL rate for 2026 is £56.94-per sq. m. for residential dwellings.

LOCAL AUTHORITY

Somerset Council

County Hall

Taunton

Somerset

TA1 4DY

T: (0300) 123 2224

W: <https://www.somerset.gov.uk>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: WS22919.

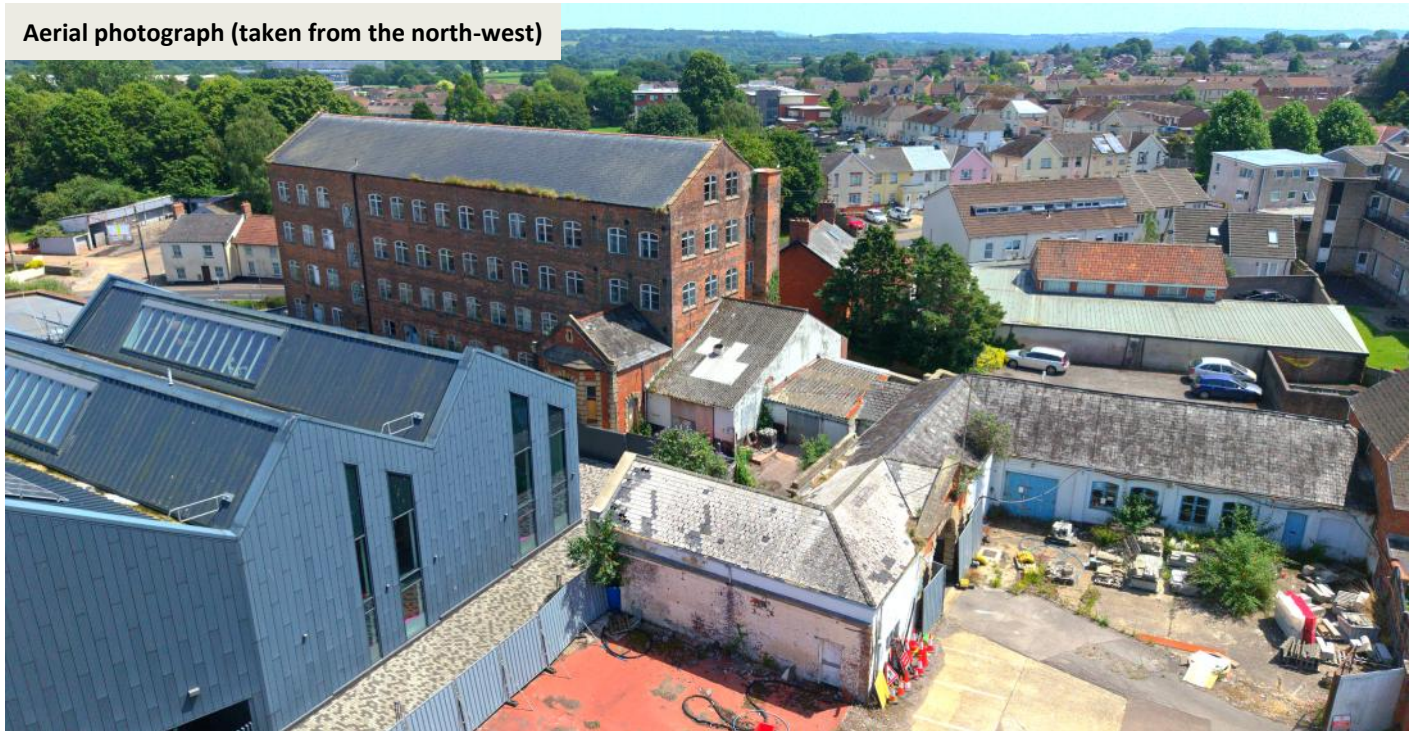
METHOD OF SALE

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

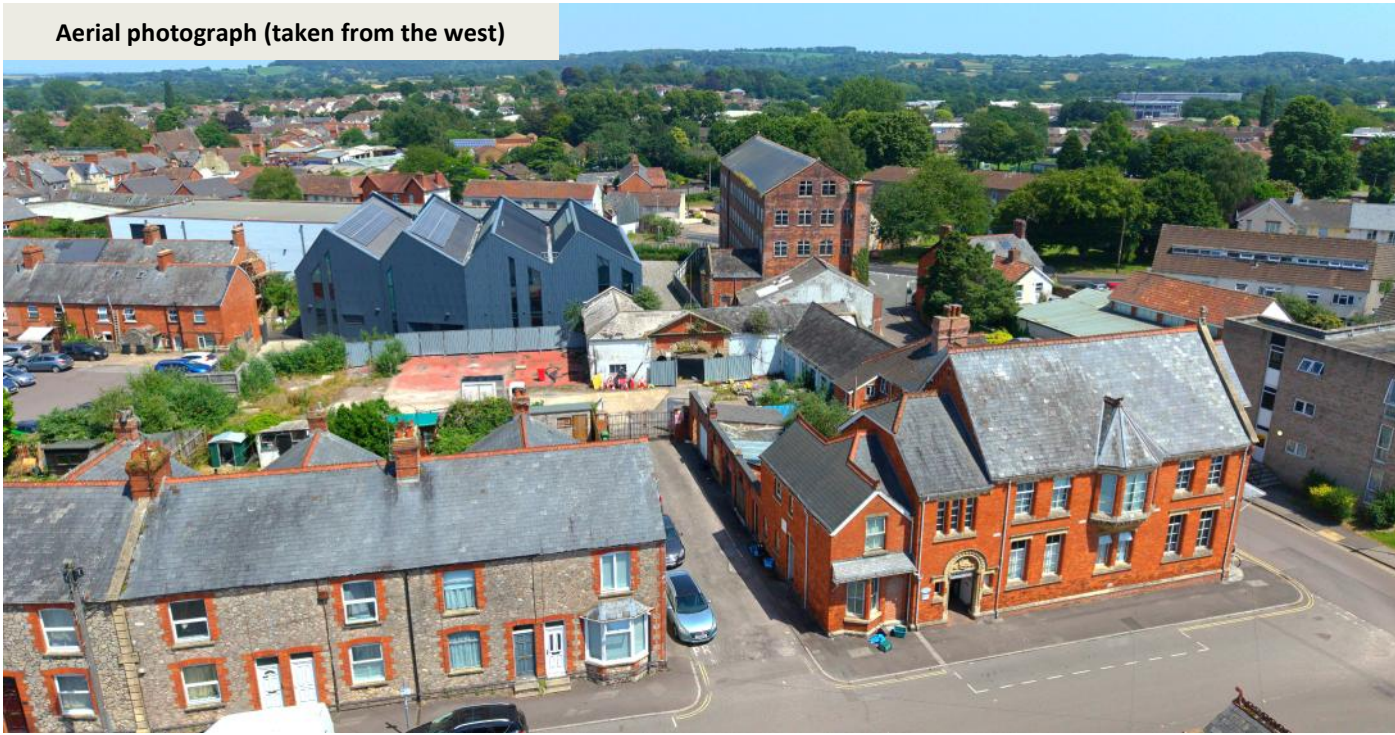
Aerial photograph (taken from the east)



Aerial photograph (taken from the north-west)



Aerial photograph (taken from the west)



GUIDE PRICE

The guide price for Lot 1 is offers in the region of **£200,000**.

The guide price for Lot 2 is offers in the region of **£100,000**.

The guide price for the whole is offers in the region of **£300,000**.

Offers are invited on an unconditional basis.

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.

SERVICES

All mains services are available near or on the site.

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

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

[https://www.dropbox.com/scl/fo/6xajw7upgw6j0kp7mcten/ACCF57l2zjsfZrl-5m0Ewus?](https://www.dropbox.com/scl/fo/6xajw7upgw6j0kp7mcten/ACCF57l2zjsfZrl-5m0Ewus?rlkey=xnp6wmlwz8s21d2r1ougnnmvv&st=mhu5pds6&dl=0)

[rlkey=xnp6wmlwz8s21d2r1ougnnmvv&st=mhu5pds6&dl=0](https://www.dropbox.com/scl/fo/6xajw7upgw6j0kp7mcten/ACCF57l2zjsfZrl-5m0Ewus?rlkey=xnp6wmlwz8s21d2r1ougnnmvv&st=mhu5pds6&dl=0)

<https://youtu.be/jg4AAhWcklw>

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.

Aerial photograph (taken from the south)



DIRECTIONS

Sat Nav: TA20 2AX

What3words: fuzz.softly.curiosity

From Junction 25 on the M5 motorway, take the first exit if heading southbound and the fourth exit if heading northbound onto the A358. Continue along the A358 for 22.7-kilometres (14.1-miles) taking you into Chard. After going straight on at the crossroads, take the second exit at the roundabout and follow the road for 0.5-kilometres (0.3-miles) before turning right onto Holyrood Street. Continue along Holyrood Street taking the second exit at the roundabout, then take the next right onto Mill Lane. After only 0.2-kilometres (0.1-miles) take the left onto Boden Street, reaching your destination on the right hand side of the road.

The site will be identified with a Greenslade Taylor Hunt signboard

PLANNING

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

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of any proposed residential development schemes and advice on marketing the properties. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

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

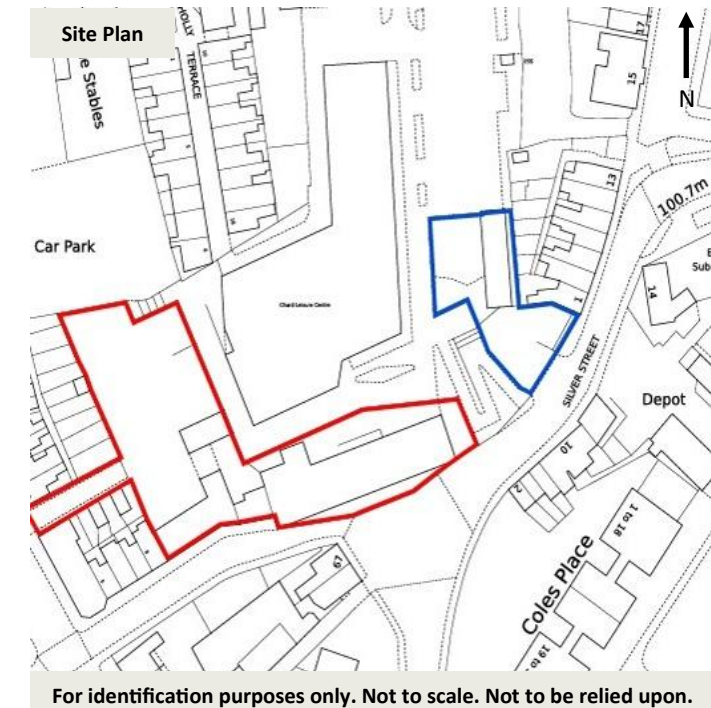
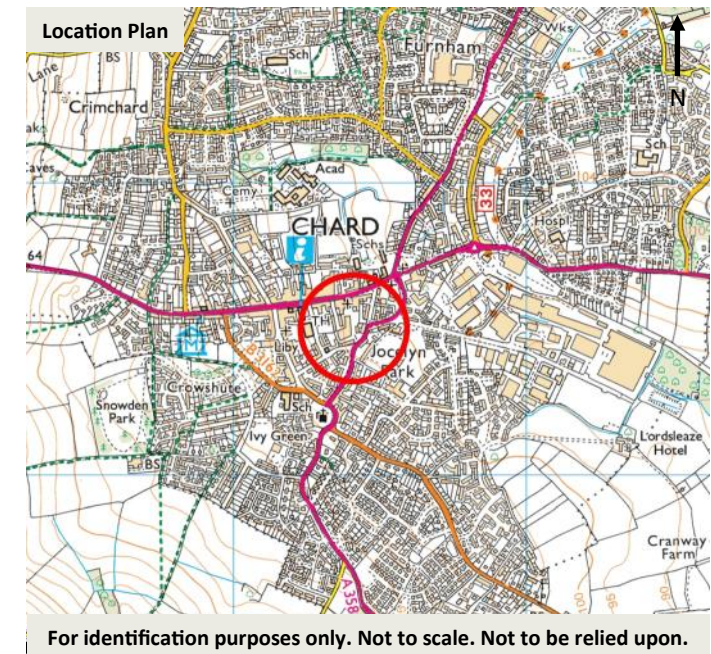
They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

1. 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 July 2026

Sales Brochure produced August 2026

Property Reference Number: TAL260051



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