



Former Minehead Police Station

Minehead Police Station, 32 Townsend Road, Minehead, TA24 5RJ

**Former Police Station
redevelopment opportunity -
0.84 Ac site with Class E
Use for sale with Vacant
Possession**

280 to 17,380 sq ft
(26.01 to 1,614.65 sq m)

- Development Opportunity
- Character Building
- Prominent location
- Site of Local Interest

Former Minehead Police Station, Minehead Police Station, 32 Townsend Road, Minehead, TA24 5RJ

Summary

Available Size	280 to 17,380 sq ft
EPC Rating	B

Description

The main building is of two storey brick construction with a mixture of timber and metal framed single glazed windows under a pitched roof. The property has an access road along the front and a car parking area to the side and rear. Within the building there are three open courtyard areas and a large integral garage.

The former police station comprises the whole ground and small section at first floor level with the balance of the building formerly the Magistrates Court and support uses including residential flats at first floor.

There is potential to create further GIA within the attic void.

Location

The property is located on Townsend Road, approximately half a mile south of Minehead Town Centre. Minehead is situated on the West Somerset coast, approximately 26.6 miles west of Bridgwater and 24.2 miles north west of Taunton. The national motorway network is accessed at either junction 23 of the M5 at Bridgwater or junction 25 of the M5 at Taunton. The Police Station is situated within a residential area.

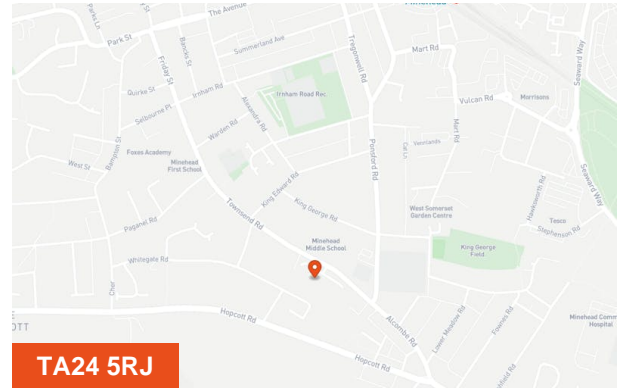
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Garage	839	77.95	Available
Lower Ground - Plant Room	280	26.01	Available
Ground	7,122	661.66	Available
1st - First floor excluding flats	7,064	656.27	Available
1st - First floor flats	2,075	192.77	Available
Total	17,380	1,614.66	

Viewings

By prior appointment. A number of block viewing days will be held with dates to be arranged in due course. Interested parties must register their interest in attending.



Viewing & Further Information

Alex Halle

07442 241844

alex.halle@htc.uk.com

Andrew Batchelor

0117 946 4510

andrew.batchelor@htc.uk.com

Display energy certificate (DEC)

Minehead Police Station
32 Townsend Road
MINEHEAD
TA24 5RJ

Operational rating

B

Certificate number: 8000-6514-8952-2722-0806

Valid until: 29 December 2024

Total useful floor area: 1,959 square metres

Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Previous operational ratings

Date	Operational rating
December 2023	34 B
December 2022	31 B
December 2021	60 C

Total carbon dioxide (CO₂) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
December 2023	30	45	0
December 2022	27	39	0
December 2021	28	62	0

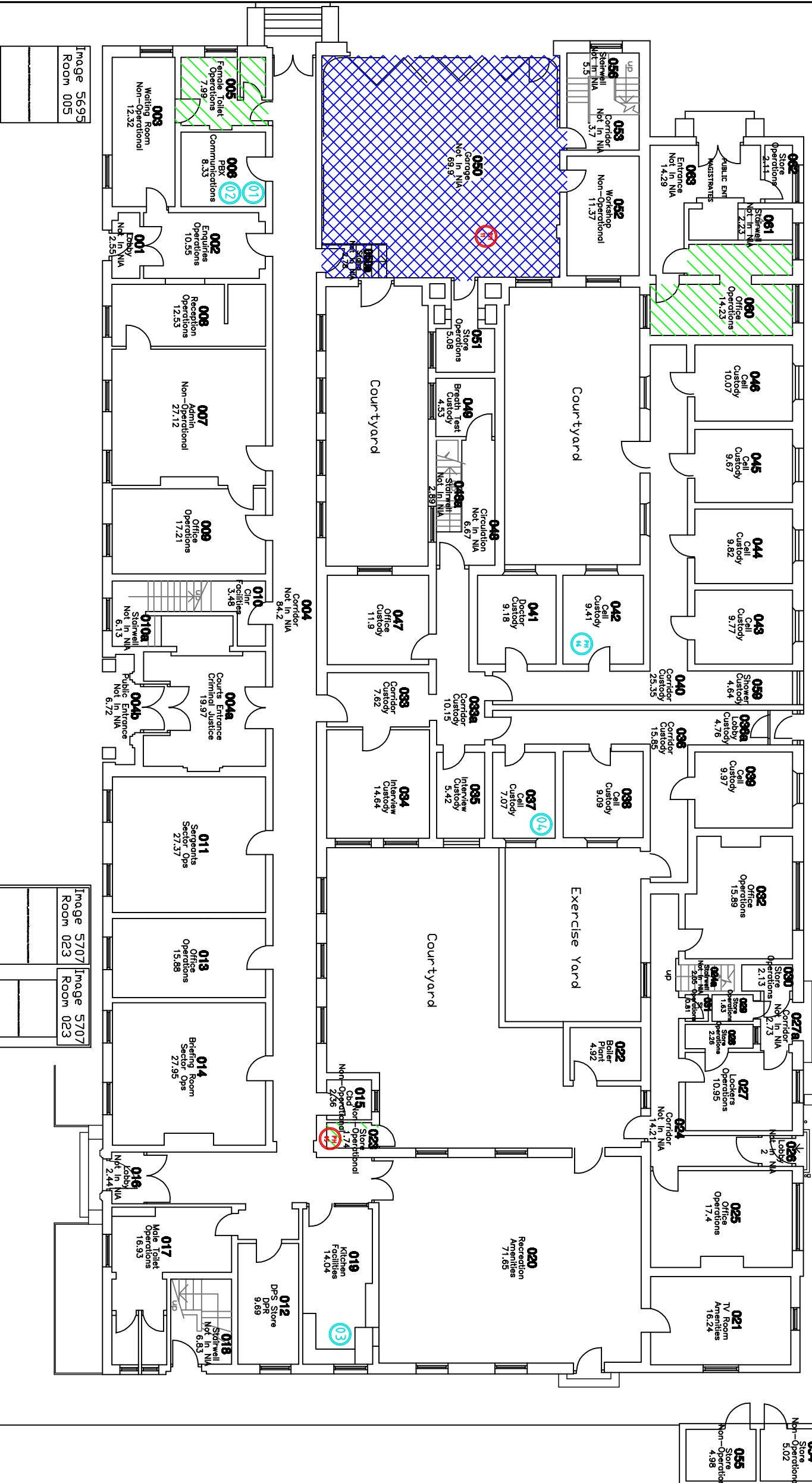
Assessment details

Assessor's name	Keifer Ballard
Employer/Trading name	Compliance 365
Employer/Trading address	6 Mariner Ct, Durkar, Wakefield WF4 3FL
Assessor's declaration	Not related to the occupier.
Accreditation scheme	Elmhurst Energy Systems Ltd
Issue date	20 February 2024
Nominated date	30 December 2023

Score	Operational rating	This building	Typical
0-25	A		
26-50	B	← 34 B	
51-75	C		
76-100	D		
-----			100
101-125	E		
126-150	F		
150+	G		

This building's energy use		
Energy use	Electricity	Other fuels
Annual energy use (kWh/m2/year)	28.05	119.51
Typical energy use (kWh/m2/year)	70	381.34
Energy from renewables	0%	0%

BLOCK A EXISTING GROUND FLOOR PLAN



No dimensions to be scaled from this drawing.

Revisions	Date

Asbestos Risk Drawing

01	Non-Asbestos Sample
○	Asbestos Sample
	Low Risk
	Medium Risk
	High Risk
	Softly Tam
	Undercloaks

Asbestos Survey
P H Consultants
 Report Date: 11-10-2005

Avon & Somerset Police Authority
 Estates Department
 Police Headquarters
 Valley Road
 Portishead
 Bristol
 BS20 8QJ

Project: Minehead Police Station
 Townsend Road
 Minehead
 Somerset

Drawing: Block "A"
 Ground Floor Plan

Property Ref: PE/29/1/058

Dwg No	Rev.	Date
A-00-3	1	FEB 2000

Scale: 1/200
 Drawn By: T.JL/CR

No Asbestos Detected In Survey (NADIS)

Image 5694	Image 5696	Image 5704	Image 5705	Image 5706
Room 006	Room 019	Room 037	Room 042	Room 037
Image 5707	Image 5707	Image 5707	Image 5707	Image 5707
Room 023	Room 023	Room 023	Room 023	Room 023

