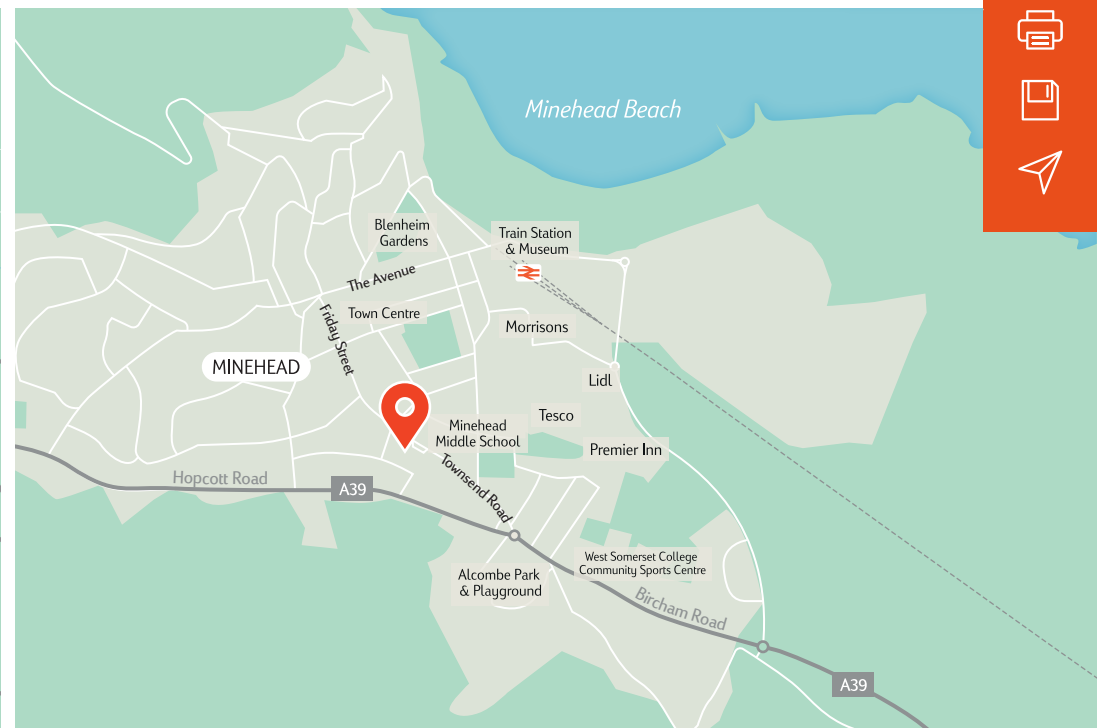
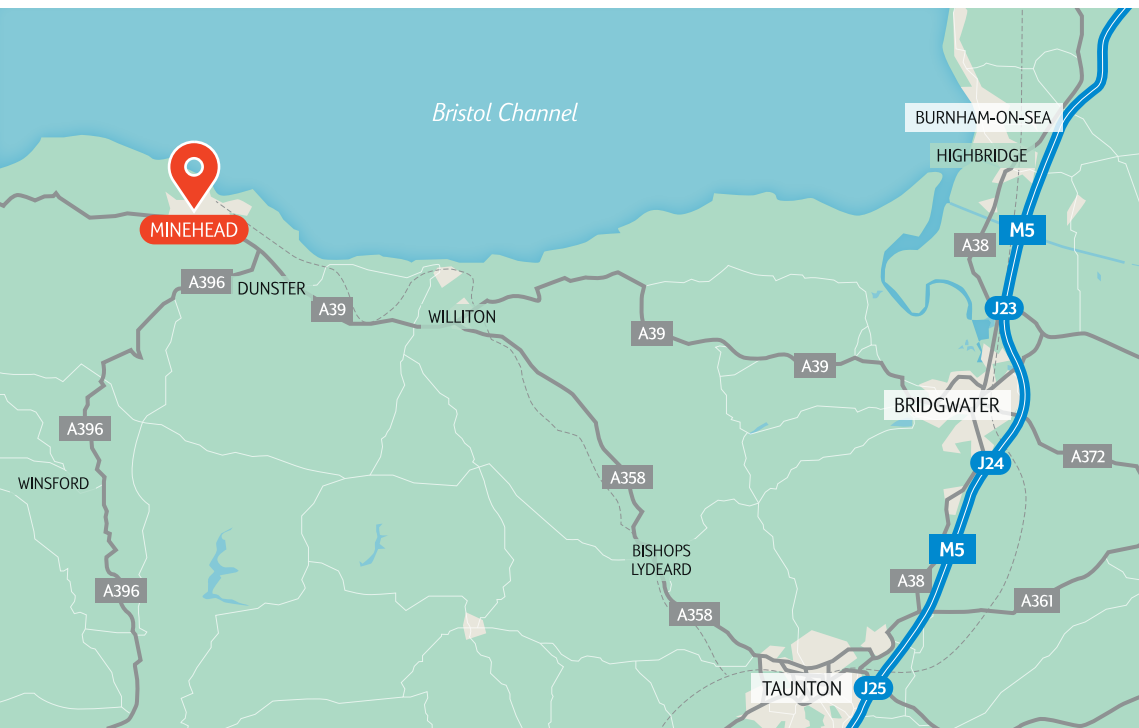




DEVELOPMENT/REFURBISHMENT OPPORTUNITY FOR SALE
FORMER POLICE STATION PREMISES, SUIT A RANGE OF ALTERNATIVE USES,
SUBJECT TO PLANNING
MINEHEAD, SOMERSET, TA24 5RJ





Location

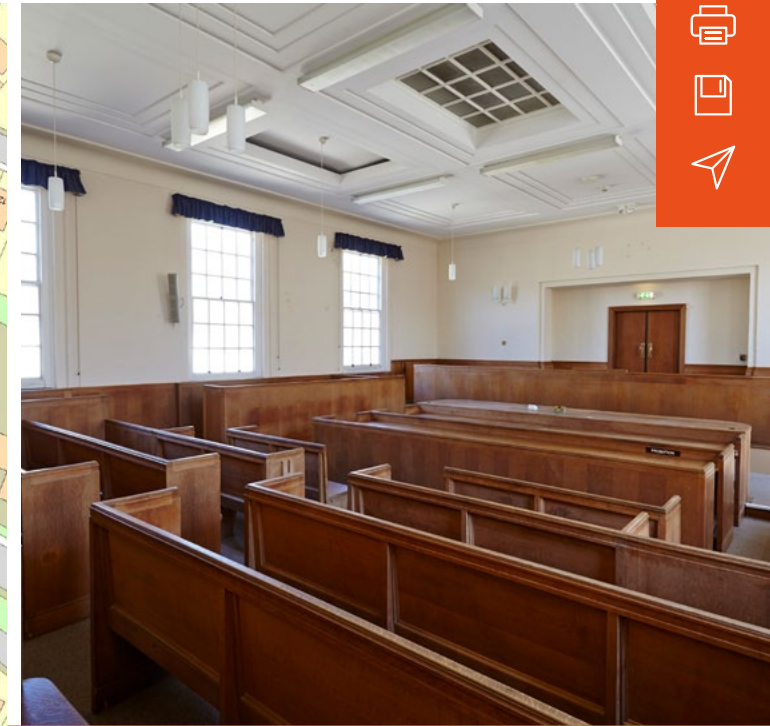
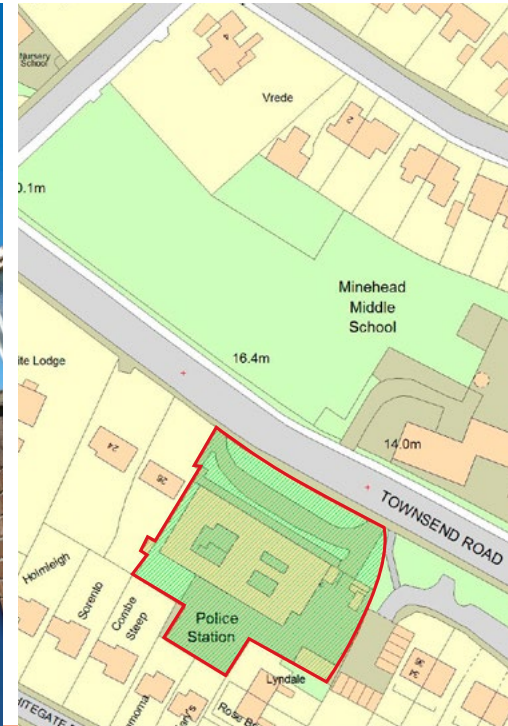
The property is located on Townsend Road, approximately half a mile south of Minehead Town Centre. Minehead is situated on the West Somerset coast, approximately 26.6 miles west of Bridgwater and 24.2 miles north west of Taunton. The national motorway network is accessed at either junction 23 of the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

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.



Accommodation

The site area is approximately 0.336 ha (0.84 acres) and the building provides the following in GIA.

Floor	GIA sq ft	GIA sq m
Plant room	280	26
Garage	839	78
Ground floor	7,122	661
First Floor (Excluding Flats)	7,064	656
Flat A	1,086	101
Flat B	989	92
Total	17,380	1,614

Planning

The Local Planning Authority will give consideration to a range of alternative uses subject to the detail of a planning application. The Local Planning Authority is Somerset Council who can be contacted on 0300 123 2224. County Hall, The Crescent, Taunton TA1 4DY.

The buildings are a locally listed non designated heritage asset, please see the Alder King planning report within the data room.

A range of alternative uses including residential, employment, care home and hotel are considered appropriate.



Vacant Possession

Vacant Possession is expected during Autumn 2024.

Tenure

The site is Freehold.

Legal Costs

Each party to meet their own legal and professional costs incurred in the transaction.

Further Information

Further information is available to interested parties including:-

- Legal Title Report
- Asbestos Register
- EPC
- Existing Building Plans
- Topographical Survey
- CSJ Planning Appraisal
- AK Planning report May 2024



Proposal

The site is to be sold by informal tender. Proposals are to be made by 5th December 2024 and should address the following:

- Purchase price
- Extent of due diligence undertaken and any further due diligence required prior to exchange
- Financial information demonstrating the ability to complete the transaction
- Information on the proposed future use of the land/buildings
- Consideration will be given to an unconditional sale or sale subject to planning.
- The building has not been elected for VAT. All proposals to be made exclusive of VAT.
- Neither Hartnell Taylor Cook LLP nor their clients are bound to accept the highest or any offer.

Viewings

Strictly by appointment with the Agents. A number of viewing days will be held with dates to be arranged in due course. Interested parties should register their interest in attending.

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