

FOR SALE

Former Ambulance Station, Victoria Park, Castle Cary, BA7 7DG
Conversion/Redevelopment Site

Hartnell
TaylorCook



Opportunity

- Opportunity to buy a freehold conversion/redevelopment site in the popular market town of Castle Cary
- Freehold with vacant possession
- Direct train link to London and the South West
- Circa 0.26 acres (0.105 ha)
- Offers invited for the freehold interest on a conditional and unconditional basis, exclusive of VAT

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SUBJECT TO CONTRACT

www.htc.uk.com

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Location

Castle Cary is a market town in Somerset with a population of approximately 2,300 people, circa 6 miles to the north of the A303 which links London to the South West. The mainline train station offers direct services to London and the South/South West.

The main high street has a number of independent shops, a market hall, hair dressers and local convenience stores. The town is of historical significance, dating back to the 1100's with evidence seen through the numerous surrounding historical landmarks.

The site itself is located approximately 0.4 miles to the north west of the town centre and 0.9 miles to the south of Castle Cary Railway Station. It is in a residential area neighbouring the former police station which has been converted in to residential dwellings.



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Description

The building comprises a detached 2 storey former house which has been reconfigured for use as an ambulance station with a garage annexed to the rear.

The building is of traditional brick construction with a tiled, pitched roof. The ground floor accommodation, which has been utilised as an ambulance station is currently configured as an office, staff room, kitchenette, male and female WC's, shower facilities and store.

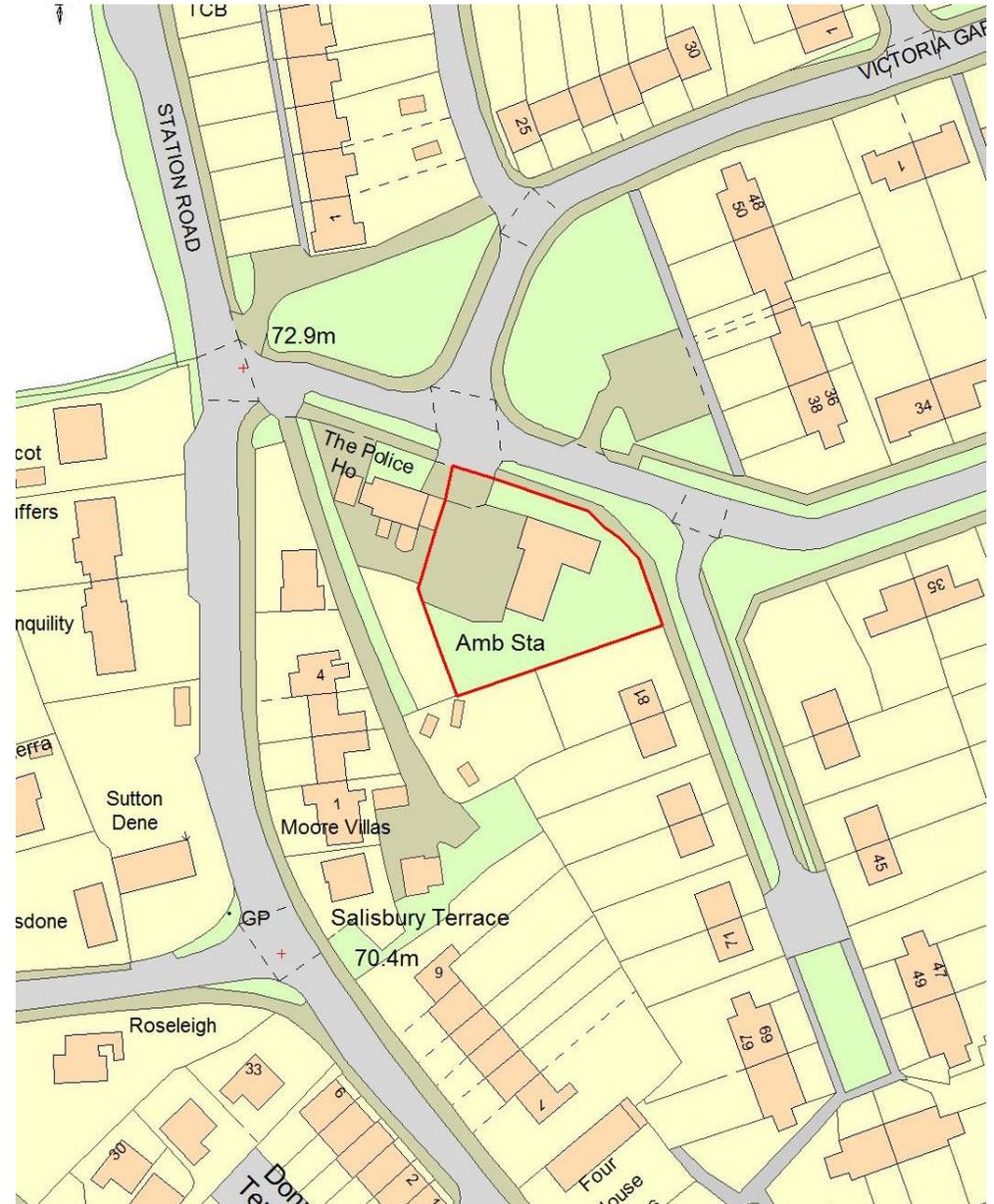
To the rear of the building is a single storey 3 vehicle garage.

The ground and first floors are self contained with access to the first floor via an internal staircase accessed by an external door in the east elevation.

Externally there is a hard standing yard and garden to the side and rear of the building.

Accommodation

Garage	82.38 sq m	887 sq ft
Ground and First Floor	129.62 sq m	1,395 sq ft
Total	209 sq m	2,282 sq ft
Site Area	0.105 ha	0.26 acres



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Tenure

- Freehold. The boundaries of the site are outlined on the OS extract for identification purposes only

Dataroom

For access to the dataroom, please contact the agent below. Please note that the contents are for information purposes only and not to be relied upon. It includes:

- Architectural drawings
- Planning appraisal
- Photographs
- Report on title
- Title plan/register

For further information or to arrange an inspection of the site, please contact the below:

Will Botsford

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