

Development/Refurbishment Opportunity For Sale

Williton, Somerset, TA4 4NJ

Former Police Station Premises, suit a range of alternative uses. Subject to Planning

**Hartnell
Taylor Cook**



Somerset House
18 Canyng Road
Clifton
Bristol BS8 3JX
T. 0117 923 9234

Andrew Batchelor
Direct Dial:
0117 946 4510
Mobile:
07836 744015
Email:
andrew.batchelor@htc.uk.com

James Frost
Direct Dial:
0117 946 4563
Mobile:
07741 664631
Email:
james.frost@htc.uk.com

SUBJECT TO CONTRACT

www.htc.uk.com

FOR SALE

Former Police Station – Williton, Somerset, TA4 4NJ

**Hartnell
Taylor Cook**

Location

The site is located on Priest Street which forms part of the A39, linking Minehead with Bridgwater and the M5, at junction 23. Williton is a small town in west Somerset approximately 17 miles west of Bridgwater and 9 miles east of Minehead.

The Police Station is located close to the town centre and sits in between commercial and residential properties with frontage and access to the A39. Directly opposite is the Croft House Care Home.

Description

The site consists of a Grade II listed Victorian Police Station and two semi-detached former Police Houses situated to the rear, separated by a car park.

The Police Station is a two storey Victorian building with a pitched, clay tile roof on timber trusses. There is a more recent single storey brick extension to the rear of the property and the Police Station is set back and at a higher level to the main road.

The two former Police houses, numbers 8 and 10 Priest Street are of masonry construction, under a pitched roof. Both have front and rear gardens. They have been vacant for many years and have fallen into disrepair.



FOR SALE

Former Police Station – Williton, Somerset, TA4 4NJ

**Hartnell
Taylor Cook**

Accommodation

Outlined in red: The entire site measures approximately 0.609 acres.

Outlined in blue: The Police Station measures approximately 4,056 sq ft GIA within approximately 0.33 acres.

Police Station		
Floor	GIA sq ft	GIA sq m
Ground	1,797	167
First	1,506	140
Garages	753	70
Total	4,056	377

Outlined in green: The Police Houses measure approximately 2,368 sq ft GIA within approximately 0.28 acres.

Police Houses		
	GIA sq ft	GIA sq m
8 Priest Street	1,184	110
10 Priest Street	1,184	110
Total	2,368	220

The site is available in its entirety or in two parts identified separately, blue and green.

NB. Please note the area cross hatched red will be excluded from the sale and retained by the vendor.



FOR SALE

Former Police Station – Williton, Somerset, TA4 4NJ

Hartnell
Taylor Cook

Planning

The property benefits from a change of use consent granted March 2019: (Ref: 3/39/19/009) for; Change of use of police station (sui generis) to two dwellings (Class C3); Alterations to curtilage to provide garden areas and car parking, including car parking for two existing dwellings (8 and 10 Priest Street); internal alterations to listed buildings. The Police Station is Grade II Listed, however the Local Planning Authority will give consideration to a range of alternative uses subject to the detail of a planning application.

Further Information

Further information is available to interested parties including:

- Legal Title Report
- Asbestos Register
- Approved change of use plans
- Existing building plans
- Illustrative Kendall Kingscott plan identifying a possible shared access should the site be sold in parts.

Vacant Possession

At the time of preparation of these particulars, the Police Station will still operational. A date of vacant possession is to be agreed with the purchaser, but early vacant possession is a possibility.

Tenure

The site is freehold.



FOR SALE

Former Police Station – Williton, Somerset, TA4 4NJ

**Hartnell
TaylorCook**

Legal Costs

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

Proposal

The site is to be sold by informal tender.

Proposals are invited for the site as a whole (outlined red) or in parts as highlighted blue and green with provision for a shared access way (see illustrative architect's plan).

Consideration will be given to an unconditional sale or sale subject to planning. Further information and timescales for submission of proposals can be obtained from the agents.

Proposals should be expressed 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 Agent. A number of viewing days will be held with dates to be arranged in due course. Interested parties should register their interest in attending.

Andrew Batchelor

Direct Dial:
0117 946 4510
Mobile:

07836 744015
Email:
Andrew.batchelor@htc.uk.com

Subject to Contract
Date of production: March 2021

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.
Hartnell Taylor Cook LLP is regulated by the RICS.

Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance