

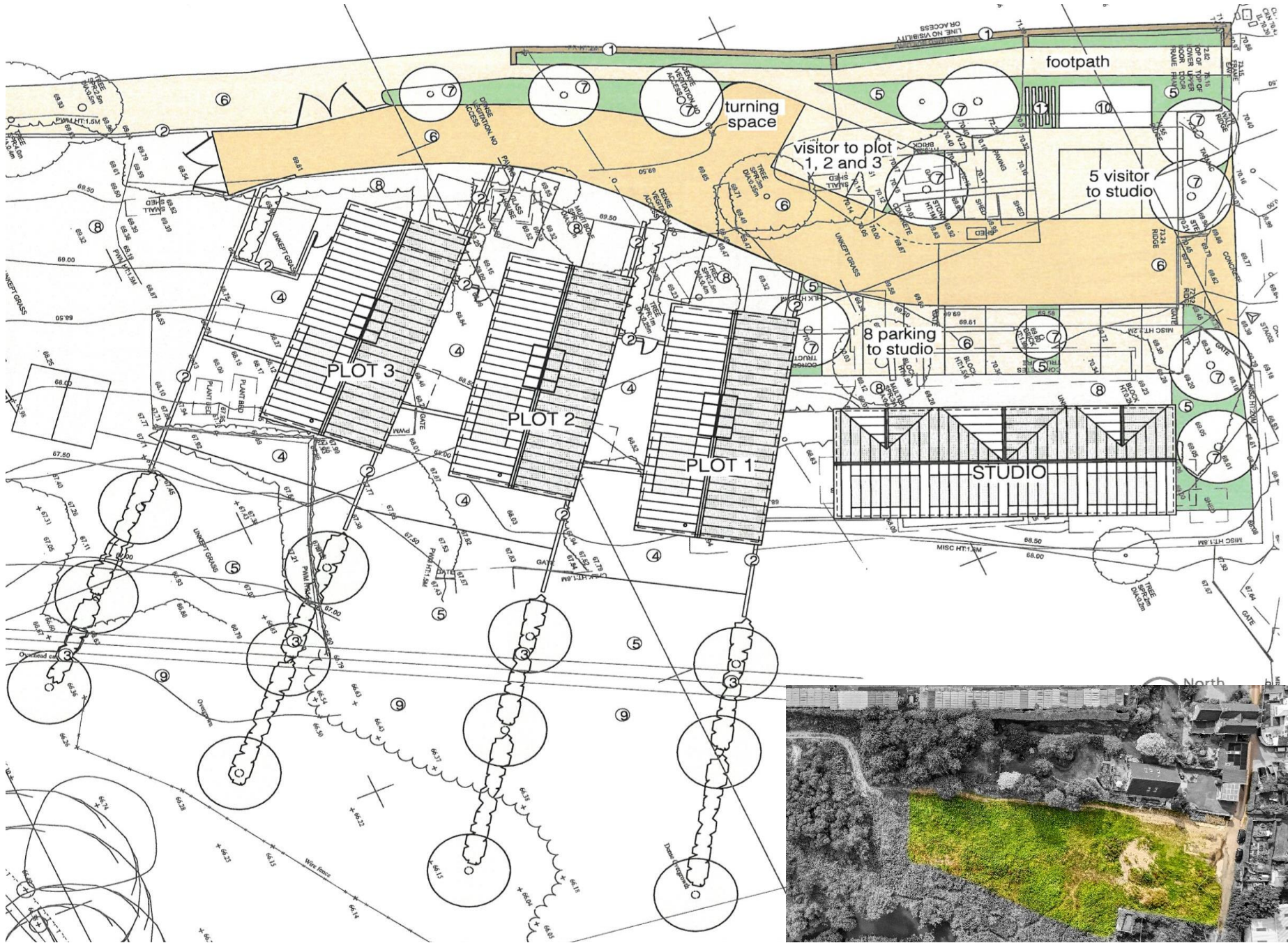


Development with full planning for three x 4 bed dwellings and  
a three-unit employment studio building

River Sidings, The Retreat, Frome, BA11 5JU

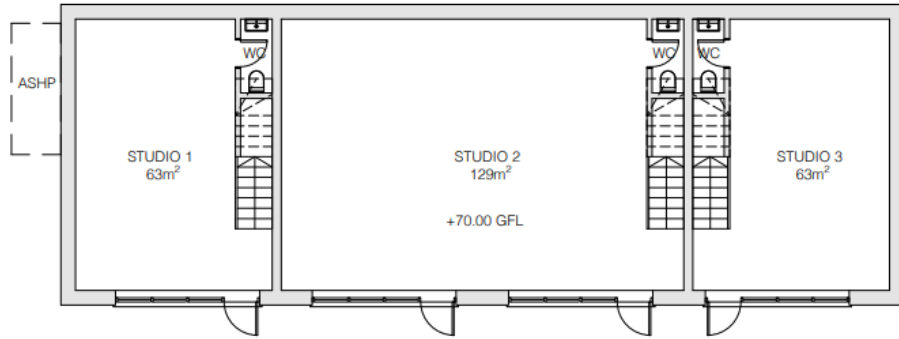
For Sale by Informal Tender or JV

COOPER  
AND  
TANNER

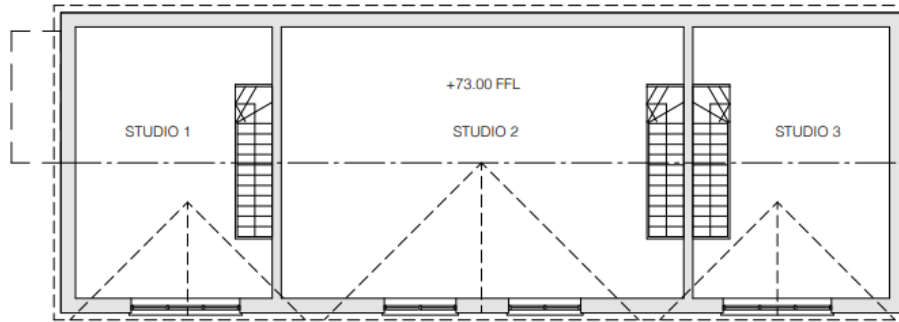


Plan for Identification purposes only

## Floor Plan for the Commercial Unit

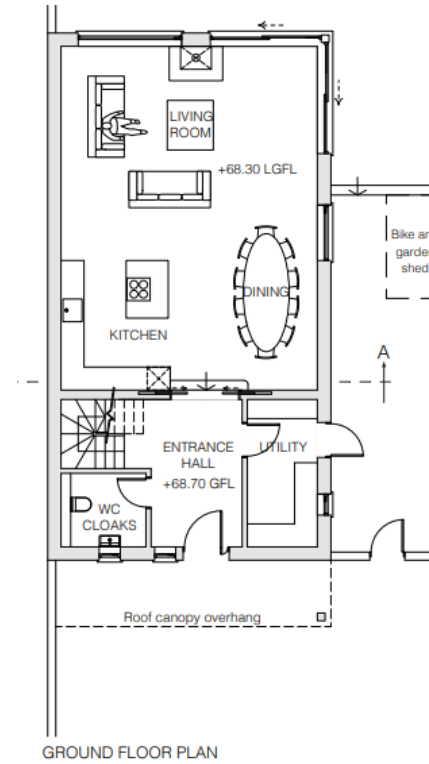


GROUND FLOOR PLAN

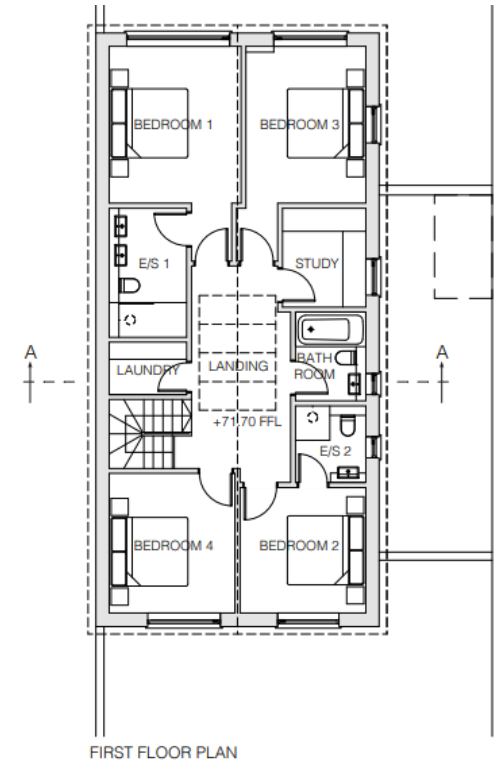


FIRST FLOOR PLAN

## Floor Plan for Plots 1, 2 and 3



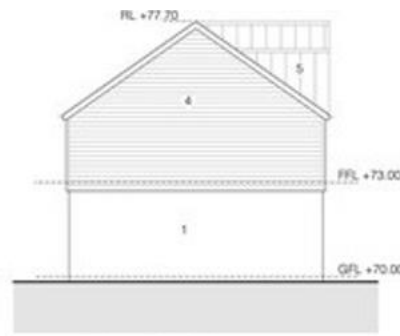
GROUND FLOOR PLAN



FIRST FLOOR PLAN

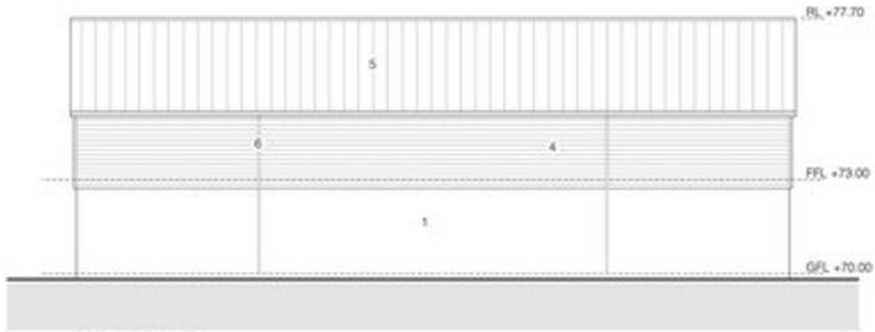


WEST ELEVATION

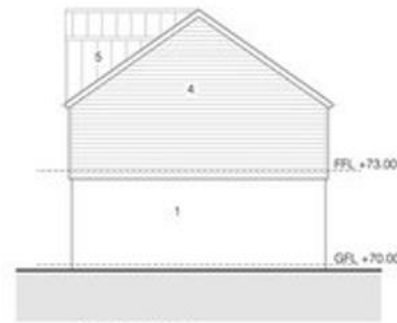


NORTH ELEVATION

## Elevation Drawings for Three-unit employment studio building

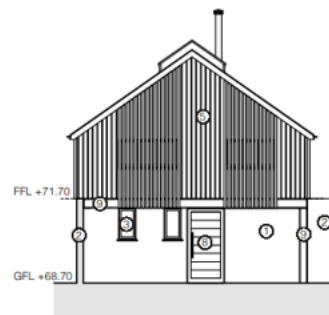


EAST ELEVATION

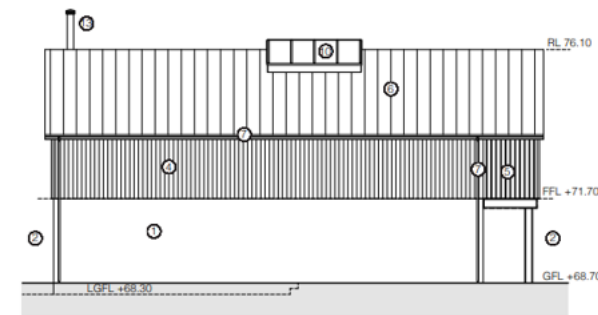


WEST ELEVATION

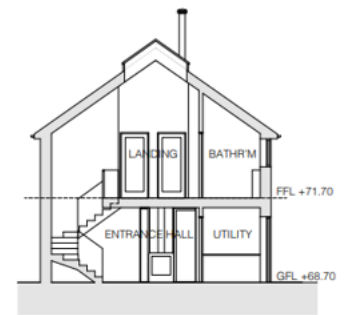
## Elevation Drawings for Plots 1, 2 and 3



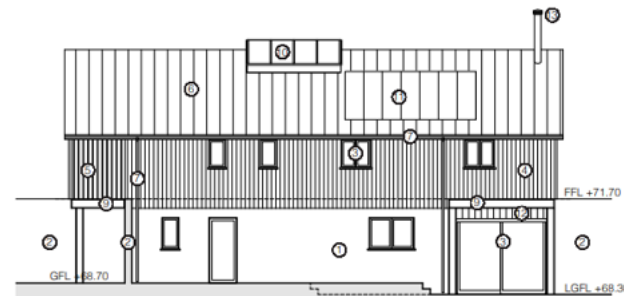
WEST ELEVATION



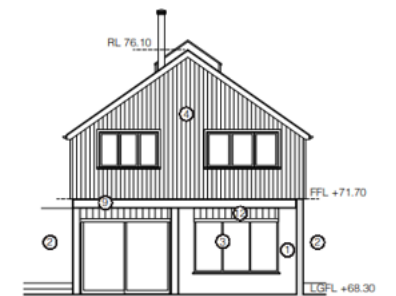
NORTH ELEVATION



SECTION A-A



SOUTH ELEVATION



EAST ELEVATION

# Development with planning consent

## River Sidings, The Retreat

### Frome, BA11 5JU

For sale by Informal Tender submissions due 12 noon 18/09/24 or JV

- Development with full planning for three x four bed dwellings and employment studio building
- Full Planning Application number 2021/1083/FUL
- Approved lawful development certificate 7 September 2023 confirming a material start
- Close by to local amenities and transport links
- Popular town location
- River access with fishing rights

#### Description

We are delighted to be able to offer this exciting development opportunity in the popular town of Frome. Located on the Eastern side of the town this small oasis of land has the benefit of planning for three detached properties with ownership leading down to the River Frome. This development also comprises of three studios in a commercial unit which will be offered as commercial office space. The houses have been designed with open plan living and the slightly sloping gardens provides a lovely view to the river Frome and the surrounding area. Each property has the benefit of two parking spaces. Access is via a shared drive and the site is in close proximity to the town centre and the mainline railway station and although so close the site has a

very peaceful and tranquil ambience. The concept of these buildings has been based on old Engine sheds which were located close by, therefore retaining a link to the historical nature of the surrounding area. The whole site is enclosed by very mature trees and shrubs providing excellent privacy and reducing any noise from the town.

#### Planning

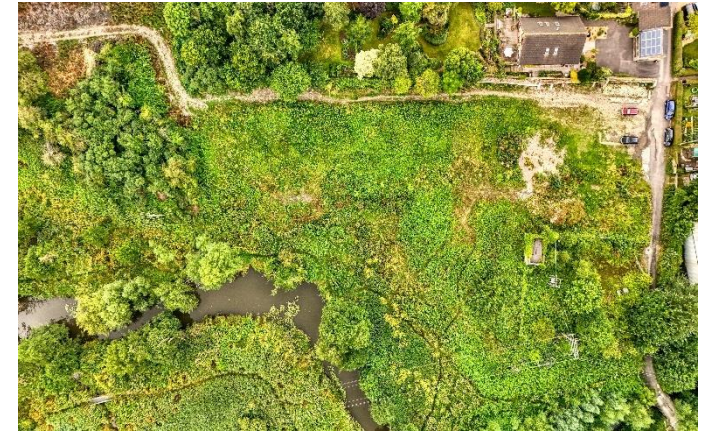
Planning was granted in October 2021 for the erection of an employment studio building and four x four bed dwellings with associated parking. Further details regarding the planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2021/1083/FUL. Interested parties must satisfy their own planning investigations.

#### Agents Note

**Plot 4 on the planning information is not available within this sale.**

#### Plot Description

Full planning permission for the building of an employment studio structure comprising 3 self-contained studio units - GEA 295 m<sup>2</sup> & GIA 225 m<sup>2</sup> and 3 no. residential houses, each of 4 bedrooms, and study including the associated highway access and landscaping works. Plots 1,2 and 3 ground floor footprint area is 104 m<sup>2</sup> with the first floor an additional 114m<sup>2</sup>.



## GDV's

Cooper and Tanner Frome branch office have carried out comparable evidence for the end values these are as follows:

Plot 1 - £750,000 - £775,000

Plot 2 - £750,000 - £775,000

Plot 3 - £750,000 - £775,000

Plot 4 – **not part of this sale**

Commercial studio building - £175,000 - £195,000

This information was collated in July 2024 based on the current market conditions.

## Method of Sale

For Sale by informal tender offers Invited, submission deadline date **12 noon Wednesday 18 September 2024**. Offers emailed to Development manager; [darren.woodyer@cooperandtanner.co.uk](mailto:darren.woodyer@cooperandtanner.co.uk) Informal Tender forms available from agent.

**Vendor will also consider offers for a Joint Venture.**

## Location

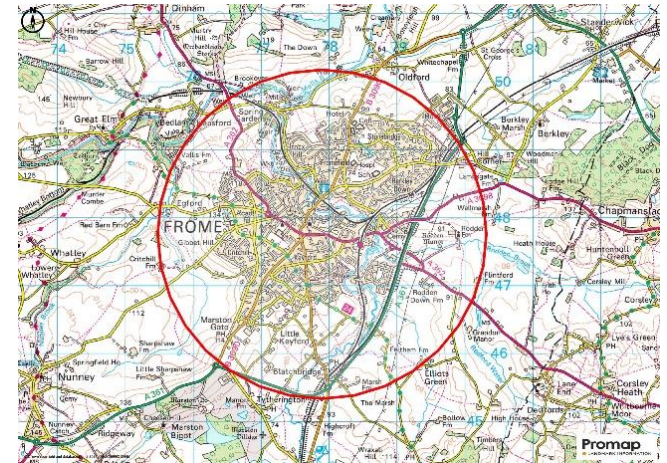
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

## Viewing

Strictly by prior appointment with Cooper and Tanner.

**Tel. 01373 455060.**

Please note this land is open to the elements and suitable precautions and care should be taken during viewings.



### Local Council:

Somerset Council (former Mendip area)

**Services:** Prospective purchasers must satisfy themselves as to the location and capacity of any services.

**Tenure:**  
Freehold



### Motorway Links

- 361 and A36
- M4/M5



### Train Links

- Frome Station
- Dilton Marsh
- Westbury



### Nearest Schools

- Hayesdown first school
- Selwood Academy and Frome Community College



### **Wayleaves, easements and rights of way**

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

### **Important Notice –**

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.



## CGI Image

DEVELOPMENT DEPARTMENT  
Telephone 01373 455060  
Telephone 01458 831077  
[development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)  
[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

