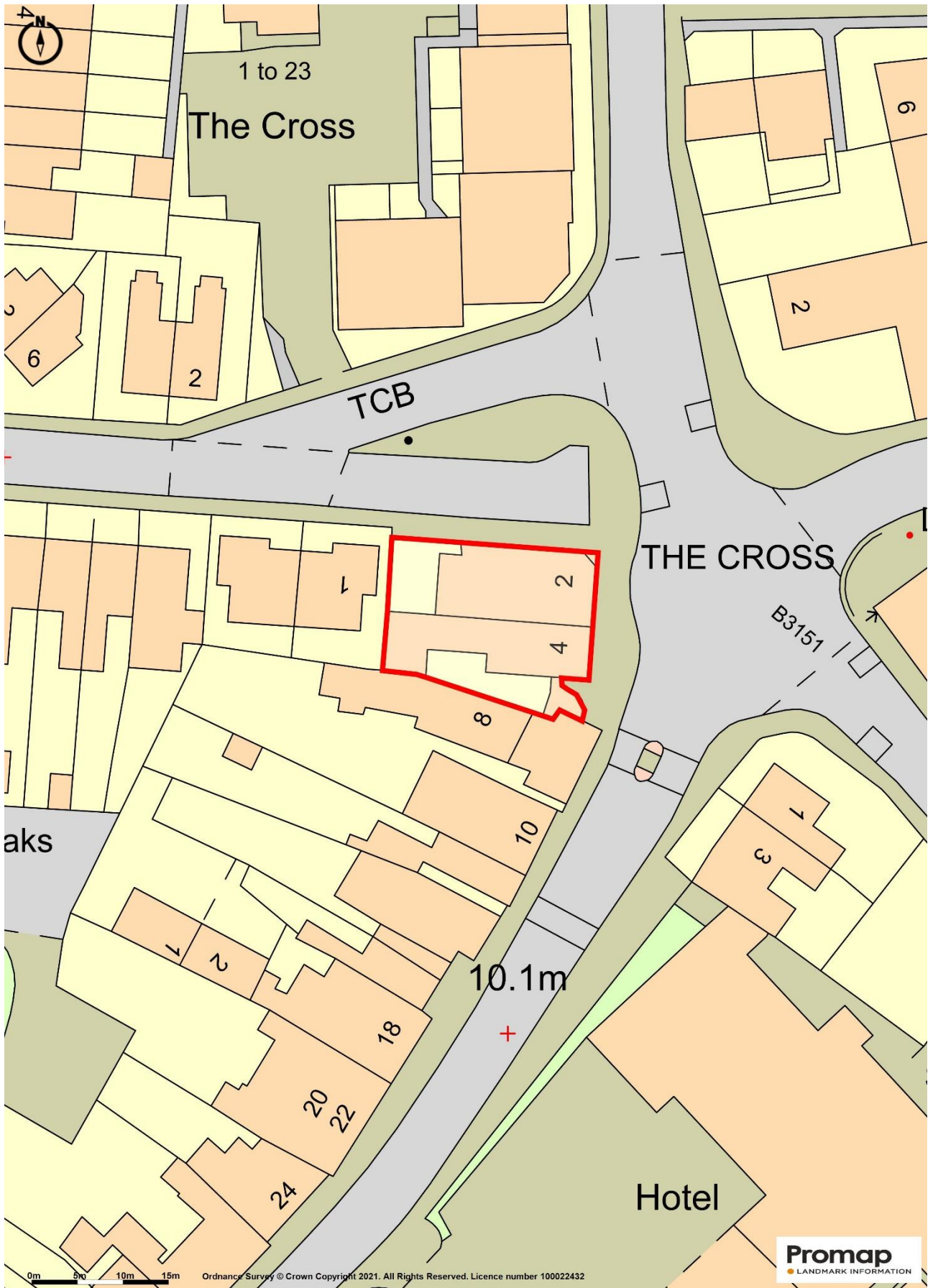


Refurbishment and  
Development Opportunity

Guide Price £850,000

Buildings at 2 – 4 High Street  
Street  
BA16 0EB





Plan for identification purposes only.



# Buildings at 2 – 4 High Street Street BA16 0EB

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- Refurbishment and Development Opportunity
- Large village location
- Local amenities within walking distance

## Description

Exciting refurbishment and development opportunity at 2-4 High Street which is conveniently located on the North Side of the Village of Street, on the interchange of Glaston and Somerton Road.

The property is of Stone Construction and was previously used as shops with living accommodation above. Planning was submitted and approved to convert the building into nine flats, work has started on the conversion therefore the planning is live. The project has not been completed and is being sold as an ongoing venture.

Currently the Hairdressers is still located in the non-converted shop and generates a rental. The other flats which are habitable are also let.

This is an ideal opportunity to purchase a site with scope for resubmission of planning to include the rear of the building for additional flats and to complete the remainder of the refurbishment.

## Planning

It will be the responsibility of the purchaser to make themselves aware of the planning approval and conditions. Mendip planning Application number 2013/0654.

## Location

Street is the largest village in Somerset offering more facilities than many small towns and this building is situated within a short walk of convenience shops and the village centre. Shoppers also enjoy the added bonus of Clarks Village Factory Outlets and there is a choice of five supermarkets within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. Street has a variety of pubs and restaurants as well as picturesque walks nearby. Paddington Line rail service available in Castle Cary, is approximately a 20-minute drive away.

The historic town of Glastonbury is approximately 2 miles away, and the Cathedral City of Wells is approximately 8 miles away. The nearest M5 motorway interchange is at Dunball, and Bristol, Bath, Taunton and Yeovil are each within an hour's drive.

## Method of Sale

Offers invited

## Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer at the Frome Office on 01373 455060 option 5.

### Local Council:

Mendip district Council

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

**Tenure:** Freehold



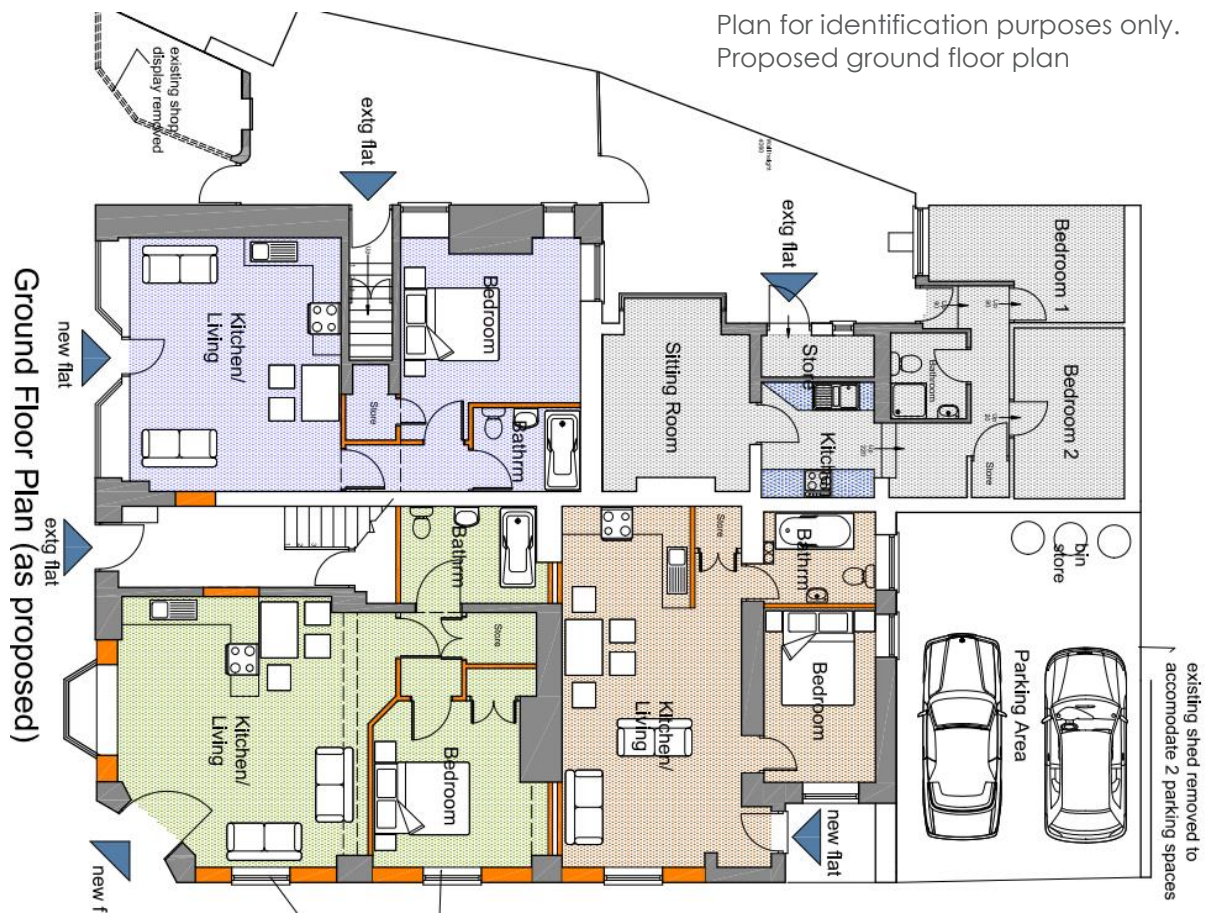
### Motorway Links

- A39
- M5



### Train Links

- Castle Cary



### 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.

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