



Vacant Grade II Listed Pub with approval  
for conversion to a five bedroom dwelling  
Theobald Arms, Old Road, Nunney

For Sale by Informal Tender  
submission deadline 8 November 23

COOPER  
AND  
TANNER

# Vacant Grade II listed pub Theobald Arms, Old Road Nunney, BA11 4NX

## For sale by informal tender

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- Residential development opportunity with full planning, planning application number 2021/0835/FUL
- Informal tender bids due by 12 noon, Wednesday 8 November 2023
- Rural location close to the town of Frome
- Grade II listed building

### Description

Located on the south side of the village of Nunney on the edge of Catch Road and Ridgeway, The Theobald Arms benefits from full planning consent to change the use of the premises from a drinking establishment and dwelling to a single dwelling house (Class C3) with associated internal and external alterations, and erection of a detached garage and means of enclosure within the curtilage. Access to the site is excellent.

Whilst the former public house is a Grade II listed building, the sympathetically designed scheme that has been approved will assist in retaining the original charm as well as modernising the building.

We understand that there are existing mains water and electricity supplies already to the building and these will need to be reconnected by the future purchaser/ occupier. Mains drainage is also currently available and connected (not a private system).

Under current market conditions the development potential Guide Price would be approximately £750,000 - £800,000. Parties must satisfy themselves in respect of potential scheme end values.

### Planning

Further details regarding the full planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2021/0835/FUL. Interested parties must satisfy their own planning investigations. All planning information can be found online.

### Location

The ever popular and sought-after village of Nunney is situated approximately three miles from the old market town of Frome and lies approximately 17 miles from Bath. The moated ruins of the castle dating back to the 14th century attract visitors all year round and the brook that runs through the centre of the village borders some of its properties. There is a school, local convenience store and a public house that provides both food and accommodation. Longleat House and its Safari Park and family attractions are within a fifteen-minute drive and the village itself borders fields and attractive walks.



### Plot Description

Impressive five bedroom detached dwelling ranging over three floors. In addition, there is a cellar with external access.

The former surrounding outbuildings have been separated from the vacant pub and converted to aesthetically pleasing residential dwellings, providing this property with an enhanced outlook. The gross floor footprint area of the building (including external walls) is 282m<sup>2</sup>.

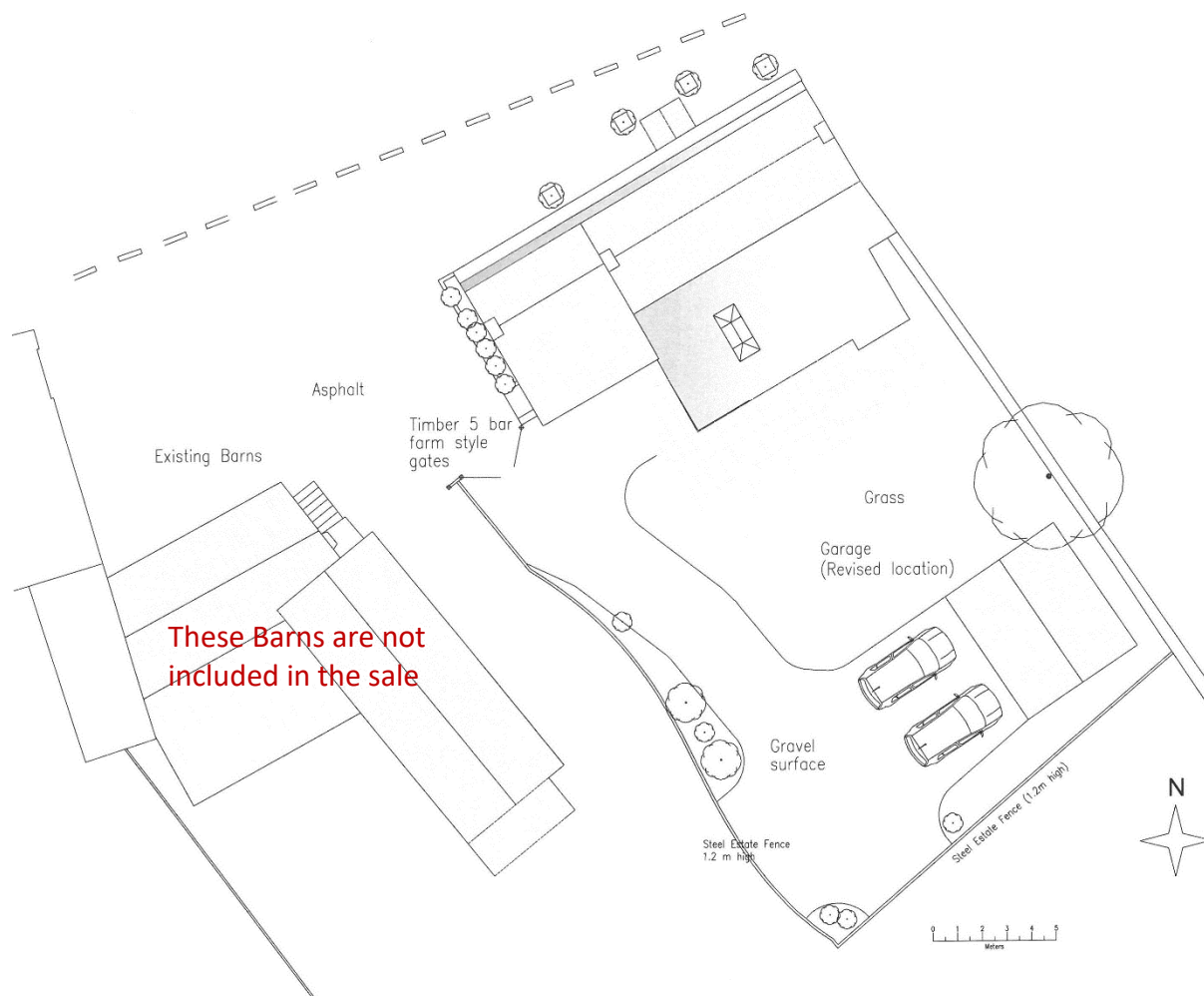
### Method of Sale

For Sale by Informal Tender. All bids to be received **by midday (12:00) on Wednesday 8 November 2023** and sent by email, as an attachment, to Darren Woodyer with the subject line clearly marked as Confidential Tender – Theobalds Arms, Nunney, or delivered to Darren Woodyer, Cooper and Tanner Ltd, 6 The Bridge, Frome, BA11 1R in a sealed envelope marked with "Confidential Tender – Theobald Arms, Nunney".

Tender Forms and full instructions of the tender process available from the selling agent.

### Viewings

Strictly by prior appointment with Cooper and Tanner.  
**Tel. 01373 455060.** Please note this is a vacant public house therefore suitable precautions and care should be taken during viewings.



Proposed Site Plan

**Local Council:** Somerset Council  
(former Mendip area)

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

**Tenure:** Freehold



#### Road Links

- A361 and A359 nearby



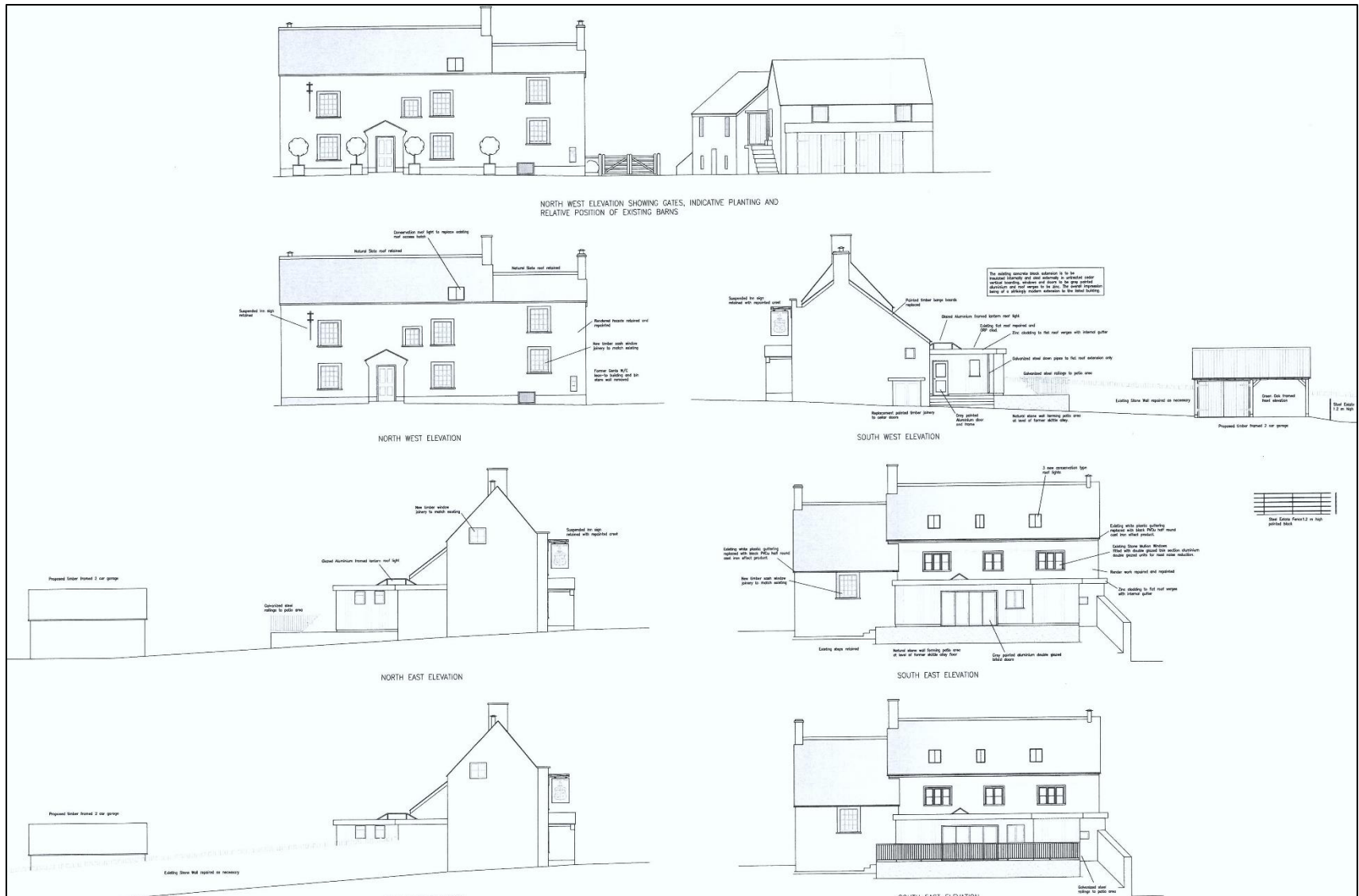
#### Train Links

- Frome Station (4 miles)



#### Nearest Schools

- Nunney First School
- Frome Selwood academy and Oakfield second schools
- Frome College



## Proposed Elevation Drawings



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 Telephone 01373 455060  
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