

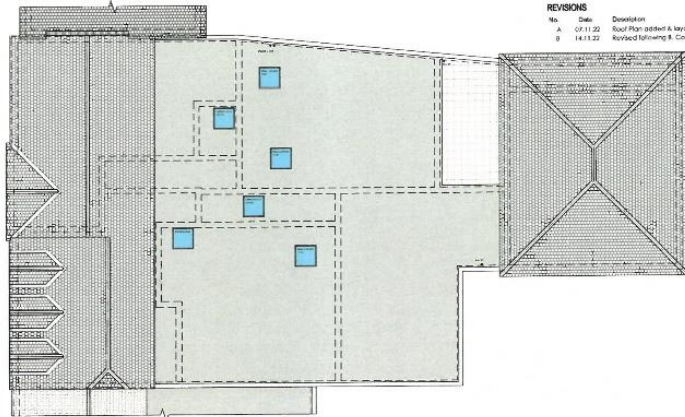
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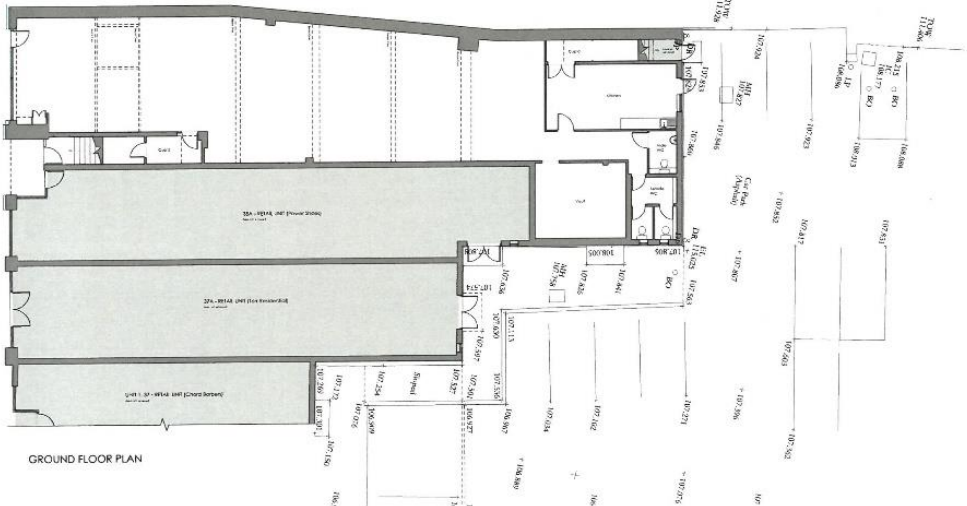
No.	Date	Description
A	01.11.22	Roof Plan added & layout revised
B	14.11.22	Revised following B. Control comment



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



CLIENT
 Nimrod Property Investments Ltd

PROJECT
 35-37 Fore Street
 Chard
 Taunton

DRAWING
 Proposed Ground Floor
 and First Floor Plans

Design Drawing

Drawn	Date	Scale
SLP	Oct '22	1:100 @ A1

Job No	Drawing No	Revision
2224	06	B

TREVOR J. SPURWAY
 ARCHITECT LTD

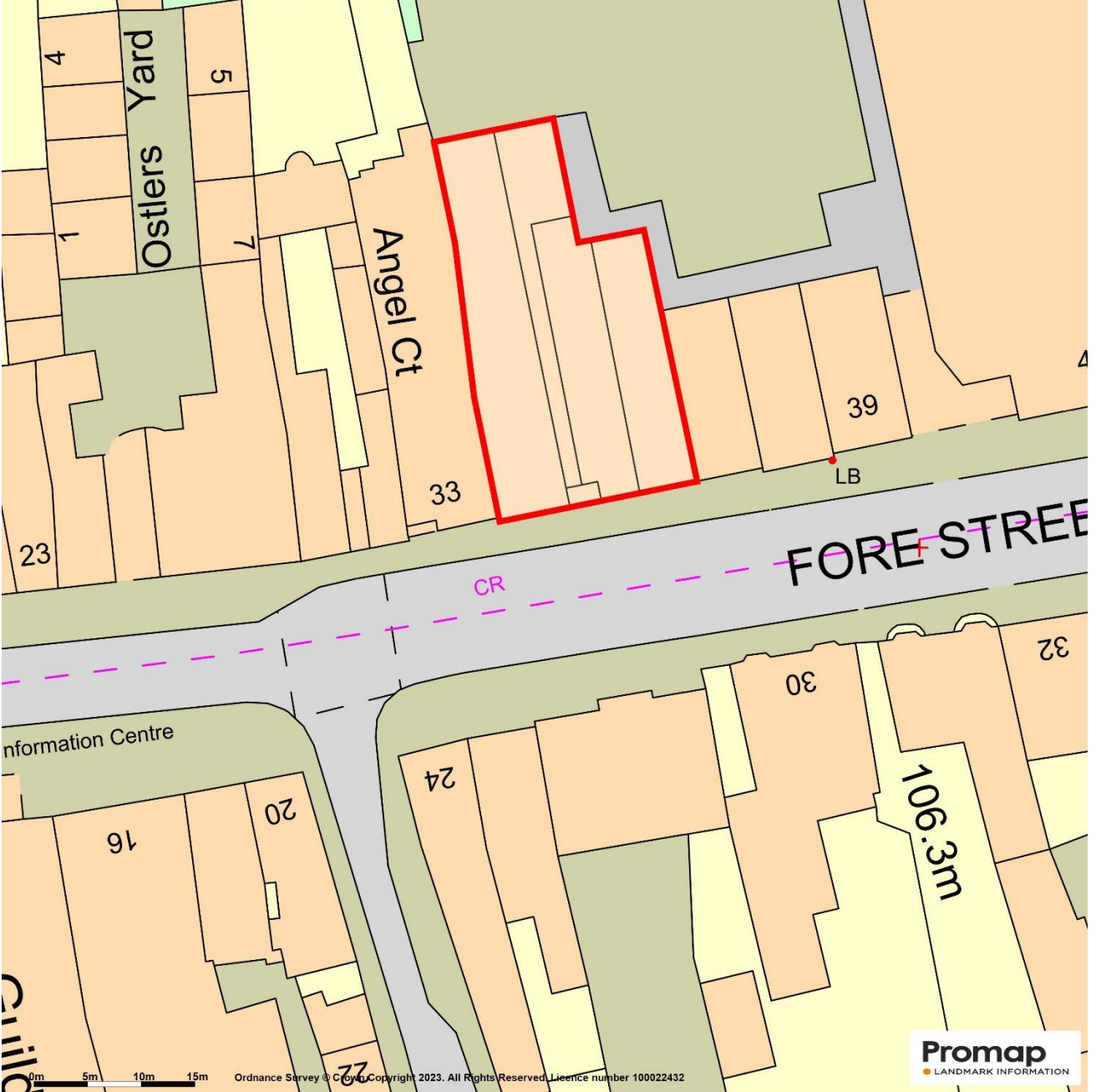
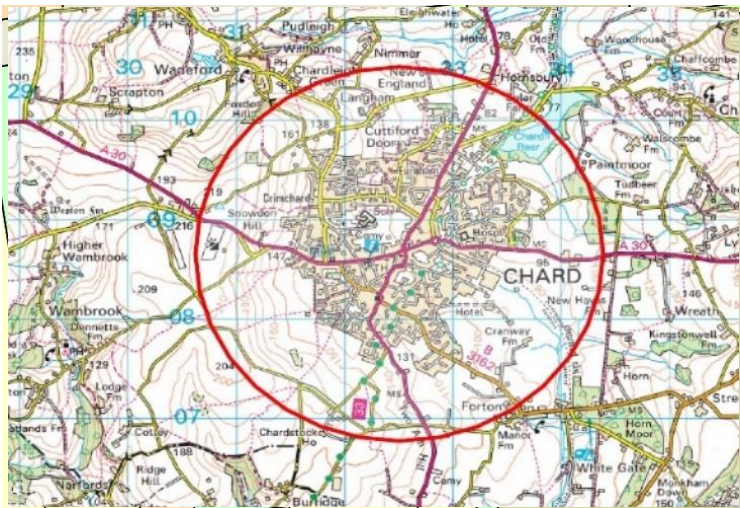
55, STAPLEGROVE ROAD TAUNTON, SOMERSET TA1 1DX
 T 01303 32073 F 01303 20745 E INFO@TJSPURWAY.CO.UK

Site conversion of a commercial unit
 Into six two-bed residential flats
 Approx.0.05 hectares (0.14 acres)

£290,000
 to be negotiated

35 Fore Street
 Chard
 TA20 1PT





Plan for identification purposes only.

Conversion of commercial unit to six two-bedroom residential flats at 35 Fore Street, Chard, TA20 1PT

- Conversion Opportunity
- Located in the heart of Chard Town Centre
- Site exempt from any CIL payment due to no new floor space being created (needs to be verified with Somerset Council)
- Class MA permissions are exempt from phosphate mitigation
- Somerset Council planning application number 23/00844/P3MA

Description

Excellent convert to let opportunity for investors. Development opportunity located in the heart of Chard nearby the Town Hall for a proposed change of use from a commercial first floor building (class E) into six new two-bedroom flats (class C3).

The Schedule of accommodation is:

Flat 1 – 81sqm
Flat 2 – 72 sqm
Flat 3 – 72 sqm
Flat 4 – 72 sqm
Flat 5 – 75 sqm
Flat 6 – 82 sqm

To the rear of the property is a public car park, access via Essex Close and the main front door exits onto Fore Street, Chard.

Planning

Prior approval was granted in June 2023 for change of use from commercial business and service use (Class E) to dwellinghouse (Class C3) from office accommodation into six new dwellings (flats). Further details can be found via the Somerset Council online Planning Portal planning application reference 23/00844/P3MA. Interested parties are encouraged to rely on their own enquiries.

Method of Sale

To be confirmed

Location

Chard is a town and a civil parish in the English county of Somerset. It lies on the A30 road near the Devon border, 15 miles (24 km) south west of Yeovil. The town has a very unusual feature, a stream running along either side of Fore Street. Chard Reservoir, approximately a mile north east of the town, is a Local Nature Reserve, and Snowdon Hill Quarry a geological Site of Special Scientific Interest can also be found nearby. Chard has an excellent range of amenities including a choice of major supermarkets, smaller retailers, banks, and medical services. The County Town of Taunton is just 14 miles away to the North, and The World Heritage Jurassic Coast is a similar distance to the South at Lyme Regis.

Viewing

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

Local Council:

Somerset Council

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

Tenure: Freehold



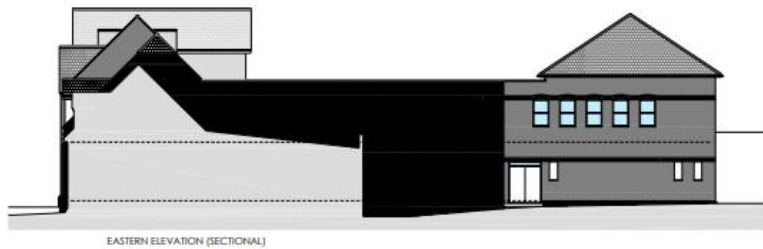
Motorway Links

- A358/A303
- M5



Train Links

- Axminster
- Crewkerne



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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.

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