



Eagle Inn - Former Public House with full planning consent for a four bed house, two bed bungalow and one bed flat

Highbury Street, Coleford, Radstock BA3 5NT

Guide Price £420,000

COOPER  
AND  
TANNER

# Former Public House, Eagle Inn with Planning Consent for a 4 bed house, 2 bed bungalow and 1 bed flat

- Popular village location
- Good road access links to Frome and surrounding areas
- Full Planning consent
- Close to local amenities
- Planning Application number 2025/1590/FUL (Former Mendip Council)

## Description

We are delighted to offer this unique development opportunity in the popular village of Coleford.

The site, measuring approximately **0.12 acres**, was formerly the **Eagle Inn**, which has now closed for business.

The approved development comprises the **conversion of the existing buildings** into:

- A **4-bedroom house**
- A **2-bedroom bungalow**
- A **1-bedroom flat**
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## Key Features:

- Mains utilities already connected to the building
- Parking available at the front of the property

This is a rare chance to create three attractive homes in a sought-after village location.

## Planning

Full planning consent was granted on 24<sup>th</sup> November 2025 for the proposed change of use and conversion of the former public house to 3 residential units.

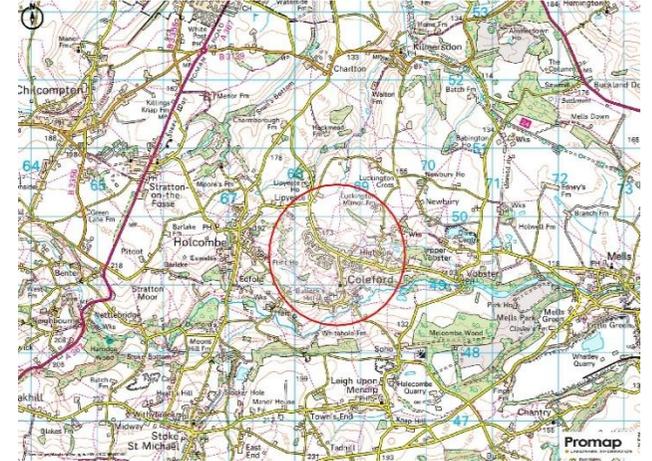
Further details regarding the planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2025/1590/FUL Interested parties must satisfy their own planning investigations.

## Location

The quiet village of Coleford is located in the heart of Somerset, approximately 6 miles from the market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet and Wells are within easy reach. The village offers a convenience store, chemist, a primary school, a surgery and two churches. Secondary schools can be found in Midsomer Norton, Radstock or Frome. Coleford is a very active village with clubs suitable for all ages, and a theatre group. There are plenty of well signed footpaths surrounding the village.

## Method of Sale

Private Treaty  
Offers are invited for the whole site or the owners may consider selling in parts subject to agreement on infrastructure delivery.



### GDV's

Cooper & Tanner's branch office in Frome have obtained comparable evidence for the prospective sales values of the completed properties, which are available to prospective purchasers on request.

### 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.

### Viewing

Strictly by prior appointment with Cooper and Tanner. **Tel. 01373 455060.**

Please note this is a disused building and suitable precautions and care should be taken during viewings.



#### Local Council:

Somerset Council (former Mendip area)

**Services:** Prospective purchasers will need to provide services to the boundary of the Vendors retained land and they must also satisfy themselves as to the location and capacity of any services.

#### Tenure:

Freehold



#### Motorway Links

- A361
- A37



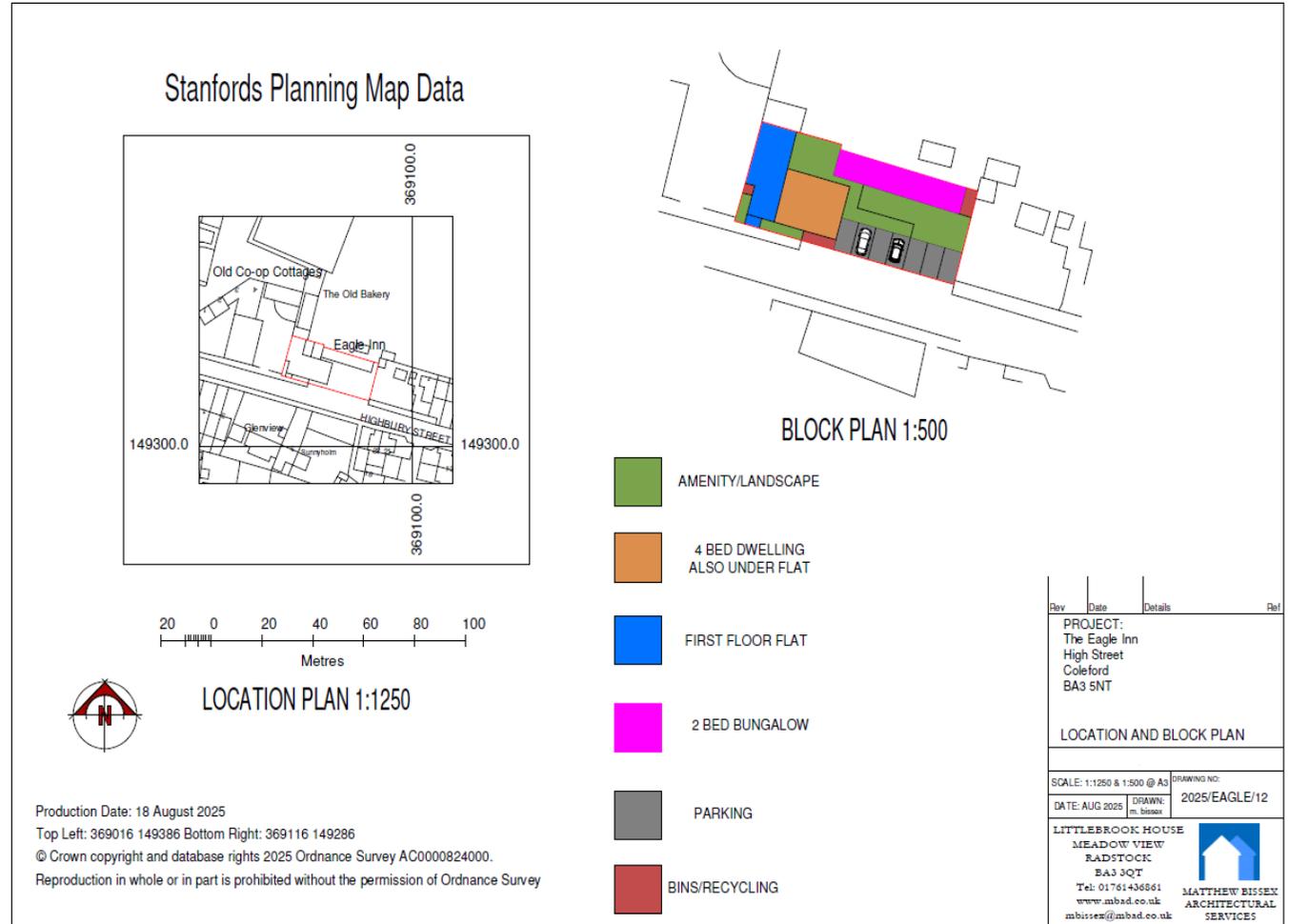
#### Train Links

- Frome
- Bath

**Important Notice –**

Cooper and Tanner for themselves and for the Vendors of this land, whose agent 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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