



Development with planning at  
Ivy House, Bridgwater, TA6 3LH

Guide Price £800,000

COOPER  
AND  
TANNER



# Development with planning at Ivy House Bridgwater, TA6 3LH

## Development opportunity £800,000

- Development Opportunity
- Town location
- All planning applications have been granted subject to their use

### Description

Currently the 712 Sq metre building is internally divided into its' most recent formal use as a day care centre, and the site at present accommodates parking for approximately 15 cars. There are two aspects to the site - the conversion of the existing building, and the construction of a standalone multi-unit newbuild within the curtilage.

For the building conversion, there are two alternative proposals drawn up:

A) a House of Multiple Occupancy (HMO) scheme providing 17 units (to accommodate up to 29 persons); or

B) 8 self-contained apartments (7 x 2-bed and 1 x large studio flat).

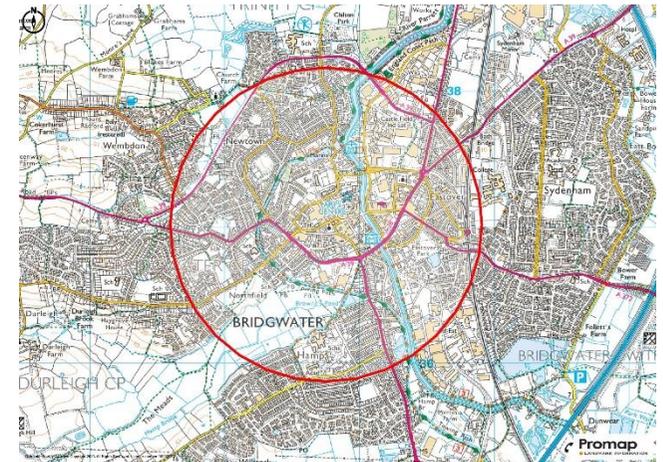
Both alternative schemes provide 8 parking spaces, and both schemes have full planning consent granted.

Within the curtilage there is also an additional proposed standalone new-build scheme for 13 x 2-bed apartments (all open market\* with 13 additional car parking spaces provided) which has also received full planning consent. In all the site extends to approx.. half an acre.

Encouragingly, other higher-density multi-flat development than the above proposed new-built element has already commenced construction towards the end of the same street (within 200 metres), which is also helping to regenerate the local area. The local planning authority have demonstrated a recent willingness to encourage such development proposals, particularly on brown-field sites.

It is therefore felt that there is good scope for additional planning gain on this site. (The vendor will be placing an uplift clause on the land to cover any additional planning that may be granted above the existing consents.)

The property site already benefits from high boundary walling to 3 sides, with a natural stream beyond the demise of the 4th. It is therefore easily possible to make the project a fully-gated development, for security/privacy and incremental GDV value to those referenced within these particulars. Technical Planning information packs are available upon 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.

### 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.



Friar Street

Bin store - 1.8m high hit & miss timber fence

Royal Mail Sorting Office

Ivy House

Subject to separate planning application no. 08/14/00155 (Phase 1) - Blue line

Existing modern extension demolished as part of Phase 1

13x PROPOSED PART TWO, PART THREE STOREY 2 BED FLATS, WITH ASSOCIATED PARKING (PHASE 2)

13no. car parking spaces (Phase 2)

Existing 2.5m boundary wall retained

Existing trees removed (dashed)

Existing 2.9m boundary wall retained  
Bicycle stand - 48mm Ø galvanised steel hoops with bolt down fixing, on concrete base (laid to fall)

Existing trees to be retained - where possible

'Acco' channel running to soakaway

Garden (Flat 1)  
Planting by residents

Garden (Flat 2)  
Planting by residents

Garden (Flat 3)  
Planting by residents

Existing 0.5m wall demolished (dashed)

Garden (Flat 5)  
Planting by residents

Garden (Flat 4)  
Planting by residents

Existing fence removed (dashed)

Existing tree removed (dashed)

Durlough Brook Channel

Existing trees to be retained - where possible

### Additional information

Information related to the Unilateral Undertaking (section 106) can be found in the Technical Planning information pack application reference 08/20/00043.

### GDV

Cooper and Tanner Bridgwater branch have carried out comparable evidence for the end values in relation to the one- and two-bedroom flats, these are as follows:

One Bedroom apartment with allocated parking

£115,000 - £117,500

Two Bedroom apartment with allocated parking

£135,000 – £138,000

This information was collated in January 2023 based on the current market conditions.

### Method of Sale

Private treaty – freehold sale

(\*page 3 - as long as development is commenced before December 2023)

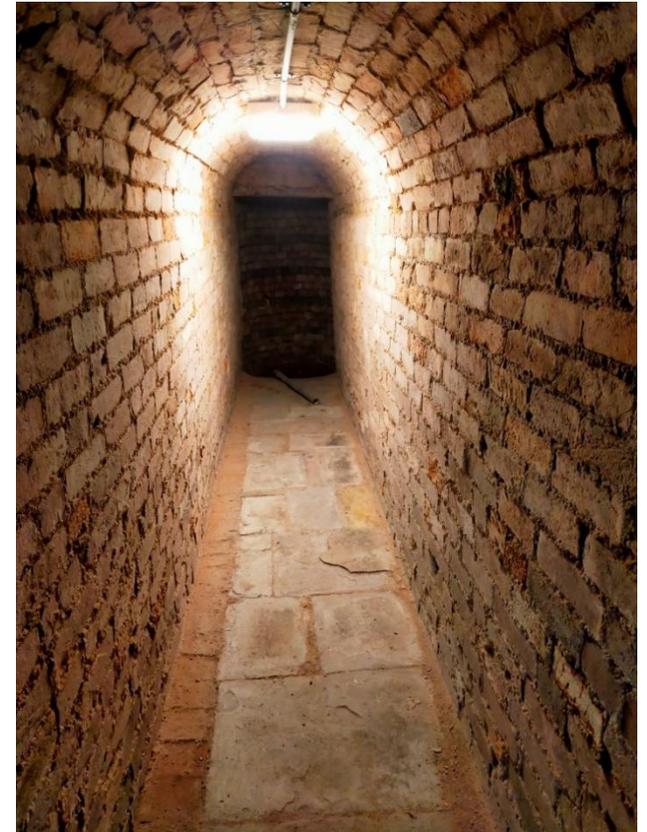
### Location

Bridgwater is a large historic market town and civil parish in Somerset, England. Bridgwater is at the edge of the Somerset Levels, in level and well-wooded country. The town lies along both sides of the River Parrett and benefits from excellent road and rail links and within the immediate area are leisure and shopping facilities. Bridgwater has experienced recent regeneration taking place throughout the town, much of this is being fed by the ongoing Hinkley Point C project.

Bristol and Taunton both link Bridgwater by the M5, A38, GWR Railway line and canal.

### Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer at the Bridgwater Office on 01278 455255 or the Frome Office on 01373 455060 option 5.



### Local Council:

Sedgemoor District Council

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

**Council Tax Band** - C

**EPC Rating:** Ordered – to follow



### Motorway Links

- M38
- M5



### Train Links

- Bridgwater
- Taunton

**Tenure:** Freehold





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