

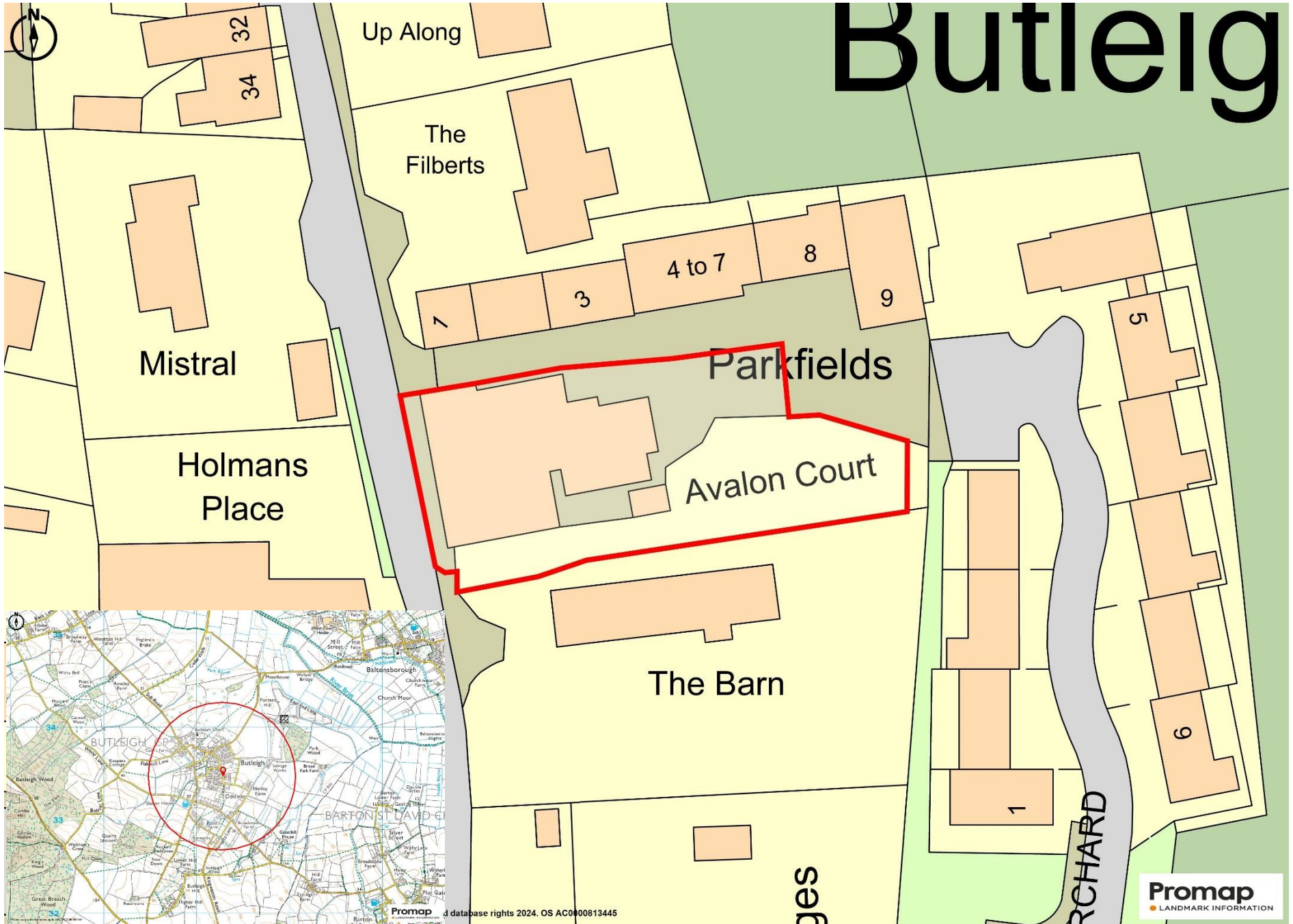


Development with full planning for Five substantial sized luxury flats comprising of 4 x 2 bedroom and 1 x 1 bedroom.

Avalon Court, High Street, Butleigh, Glastonbury BA6 8SZ

For Sale by
Informal Tender

COOPER
AND
TANNER





Proposed Ground floor plan



Proposed First floor plan



Proposed Second floor plan

Development with planning consent Avalon Court, High Street, Butleigh Glastonbury BA6 8SZ

For Sale by Informal Tender

- Development with full planning for 4 x 2 bedroom flats and 1 x 1 bedroom top floor flat.
- Full Planning Application number 2023/2247/FUL
- Former residential nursing home
- Bus links to Street and Glastonbury
- Popular village location

Description

We are delighted to be able to offer this exciting development opportunity in the popular village of Butleigh. This former nursing home is located on the Eastern side of the village with full planning permission for a conversion to five flats. The sympathetic design incorporates the layout of the existing building to maximise its full potential.

All flats have been designed with open planned living. Each flat has its own parking spaces

Proximity to the nearest town of Street is approximately 3.5 miles and to Glastonbury is approximately 5 miles.

EPC Rating C

Planning

The Planning Decision notice was granted on 12th June 2024. Further details regarding the planning consent can be found via the Somerset (Mendip) Council online Planning Portal using reference 2023/2247/FUL. Interested parties must satisfy their own planning investigations.

Plot Description

Full planning permission for change of use of residential care home to 4no. 2-bed and 1no. 1 bed apartments including external alterations, formation of car park and associated works.

Ground Floor - Flat 1 - 74 SQ M, Flat 2 – 124 SQ M,
First Floor - Flat 3 – 111 SQ M, Flat 4 – 92 SQ M &
Second Floor - Flat 5- 62 SQ M

GDV's

Cooper and Tanner Street branch office have carried out comparable evidence for the end values these are as follows:

Flat 1 – 2 Bed - £200,000 - £240,000

Flat 2 – 2 Bed £335,000 - £400,000

Flat 3 – 2 Bed - £300,000 - £325,000

Flat 4 – 2 Bed - £250,000 - £300,000

Flat 5 – 1 Bed - £170,000 - £195,000

In total the overall GDV will be £1,245,750 based on £250 / sq.ft or £1,494,900 based on £300 / sq.ft.

This information was collated in October 2024 based on the current market conditions.



Method of Sale

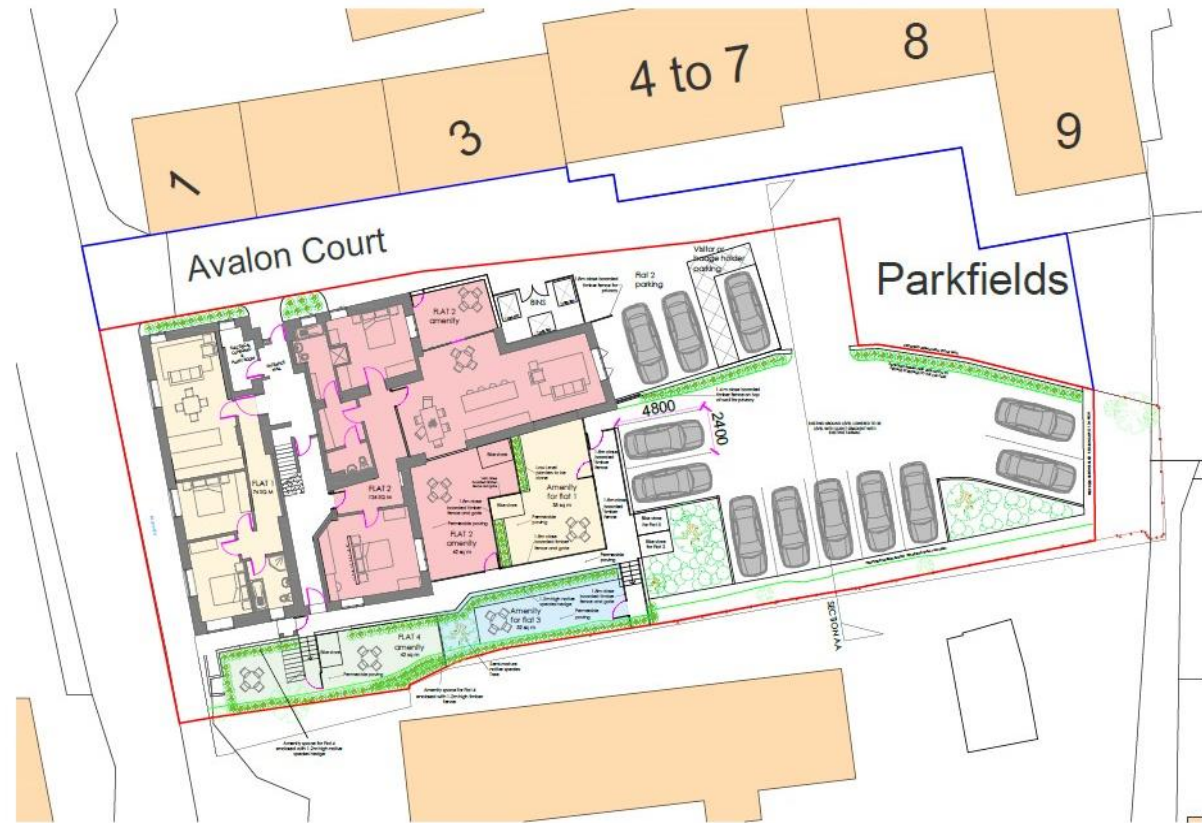
For Sale by informal tender offers Invited, submission deadline date Monday 6 January 2025 by 12noon. Offers emailed to Development manager; darren.woodyer@cooperandtanner.co.uk
Informal Tender forms available from agent.

Location

The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities including Clarks Village, as well as a range of secondary education options.

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.



Proposed Site Block 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



Motorway Links

- A37 & A361
- M5



Train Links

- Castle Cary



Nearest Schools

- Butleigh Church of England Primary School
- Millfield Preparatory School

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.



Proposed Elevation Drawings



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.

DEVELOPMENT DEPARTMENT

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Telephone 01458 831077

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www.cooperandtanner.co.uk

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