

Land Charlton Road, Charlton Road, Shepton Mallet, BA4 5PE

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Description

A town centre site, extending to 0.7 acre (0.3ha), with consent for change of use from agricultural to use Class E (f) and erection of a Nursery and Pre-School building and associated access and parking. The decision was granted September 2023 subject to conditions, reference 2023/0338/FUL. It boasts potential for E (f) class development or may attract interest for those seeking an amenity parcel or alternative development, subject to necessary consents.

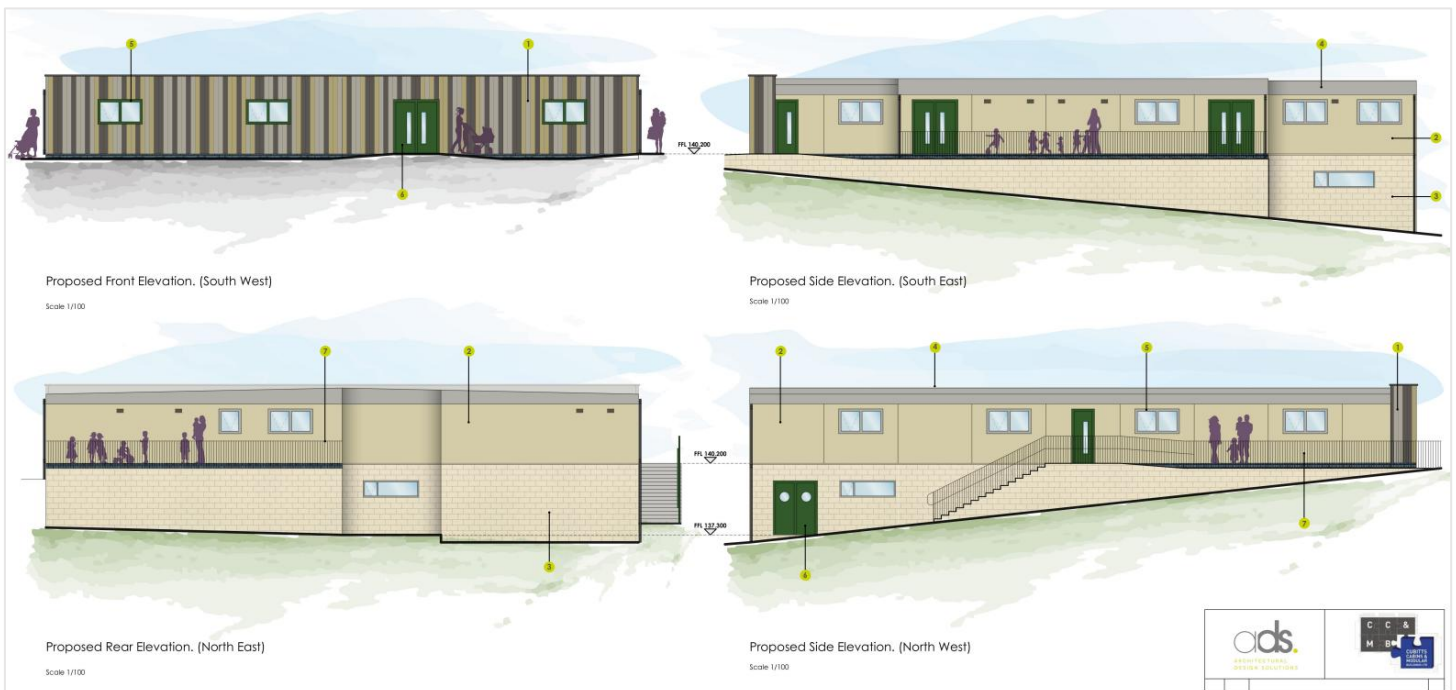
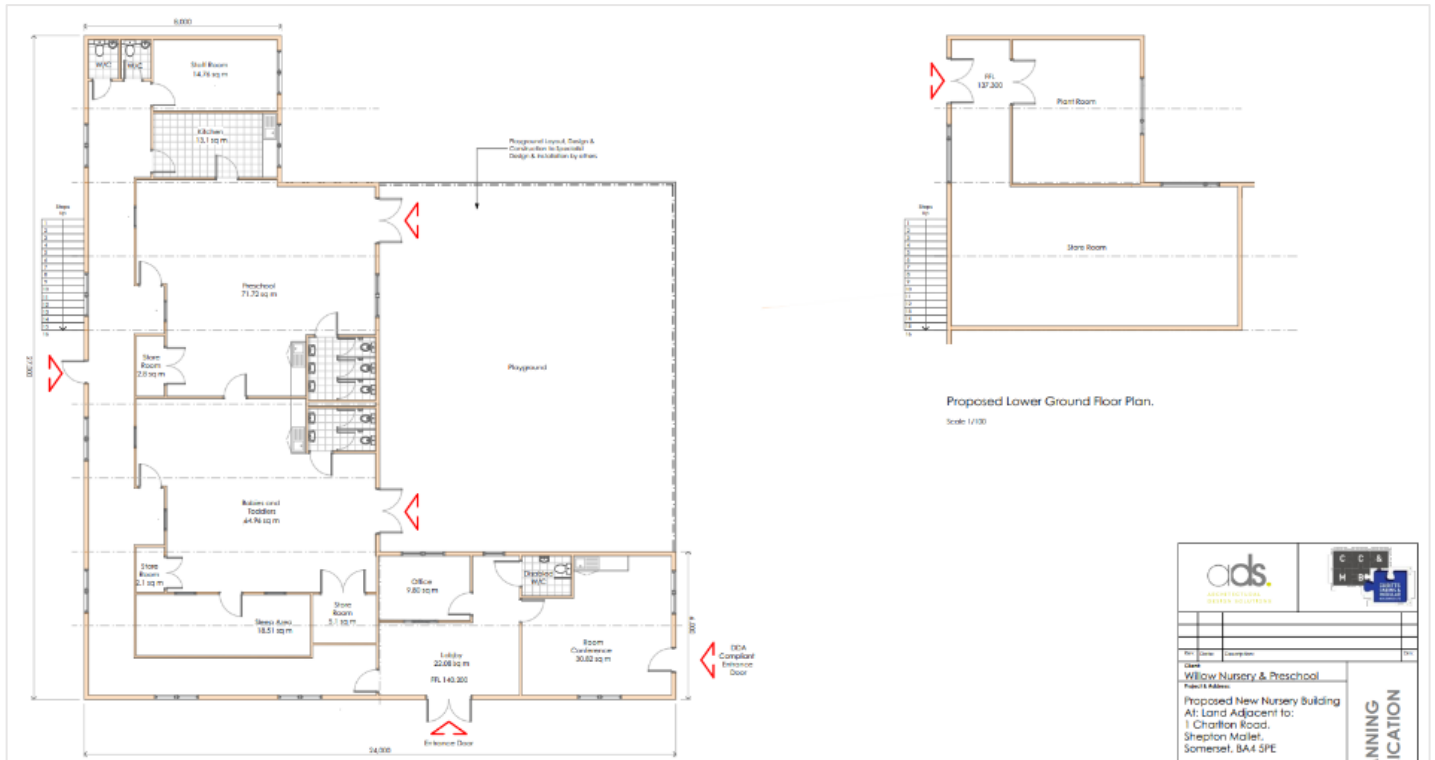
A new access will need to be created leading from Charlton Road and the proposed development was subject to a pre-commencement condition in relation to the access, parking and turning areas. There were also conditions in relation to conservation, drainage, wildlife and badger protection, lighting and tree protection plan.

The site is rectangular and slopes in elevation down from the road. There is good roadside frontage onto Charlton Road extending to approximately 100ft (30m) currently enclosed by a stone wall.

£150,000 Freehold

Situated close to Shepton Mallet town centre immediately adjacent Whitstone Secondary School and nearby the former Shepton Mallet Prison a heritage led immersive tourist attraction. It is located in a conservation area.

Proposed Nursery Plans – not to scale



Land at Charlton Road (A361)

Adjacent No. 1 Charlton Road, Shepton Mallet, BA5 4PE



Local Council: Somerset Council.

Business Rates: Not currently rated.

VAT: The property is/is not elected for VAT.

Use & Planning: For full planning information please visit Somerset planning portal (former Mendip area) application number **2023/0338/FUL**. Within Conservation Area (DP3) and identified within DP2 open space of local significance.

EPC: Not applicable.

Viewings: The land can be seen from the public pavement along Charlton Road and for walk over onsite inspections please make prior appointment through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

Tenure: Freehold, with vacant possession on completion.

Services: We are not aware of services being connected. Interested parties must rely upon their own investigations and satisfy themselves regarding location and capacity of nearby utilities connections.

What3Words Location: ///engulfing.october.august

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

COMMERCIAL DEPARTMENT

Cooper and Tanner

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