



Former Richmoor Seerys Factory and Yards

Lewis Drove, Godney, BA5 1PT

COOPER
AND
TANNER

Former Richmoor Seerys Lewis Drove Godney BA5 1PT

Guide Price £350,000 plus VAT
For Sale by Private Treaty

Description

Former Richmoor Seerys peat processing buildings and yards.

Excellent opportunity for a variety of potential businesses and would suit those seeking industrial warehouse and open storage but don't require town centre or commerce park locations. The buildings would benefit from improvement.

Comprising of the principal former processing building which has a gross external built footprint of approximately **1,675sqm/18,000sqft** (taken from ProMap).

Roller shutter door access. Constructed of steel portal frame and profile sheet cladding. We understand there is an asbestos management survey for the building.

Area of surfaced yard surrounding the buildings and area of former peat soil storage area. Total site area extending to approximately **1.57ha / 3.87acres**. There is a right of access over the property to former peat extraction land to the north east, now used for conservation use.

Energy Performance

Assumed to be not applicable (Industrial non-climate controlled).

Business Rates

Currently rated as a single hereditament. 2023 list Rateable Value £50,000. The future 1 April 2026 list Rateable Value £61,000. The properties will need to be split with the VOA. Ref: 813601561000.

VAT

We are advised the property is elected for VAT.

Planning

Situated in the area covered by Somerset Council (former Mendip area). Parties should satisfy themselves regarding planning history and potential opportunities. We understand that the property was granted certificate lawful use for *B2 use comprising processing and manufacturing of growing media with ancillary office and storage use* in 2006 & 2008. This has continued uninterrupted. It is situated within SSSI and SPA.

Flood Risk

The property falls within Flood Zone 3 and has been subject to incidences of flooding. Parties must satisfy themselves in this regard.

Tenure

Freehold, vacant possession upon completion. Subject to Rights of Way for access to neighbouring property.

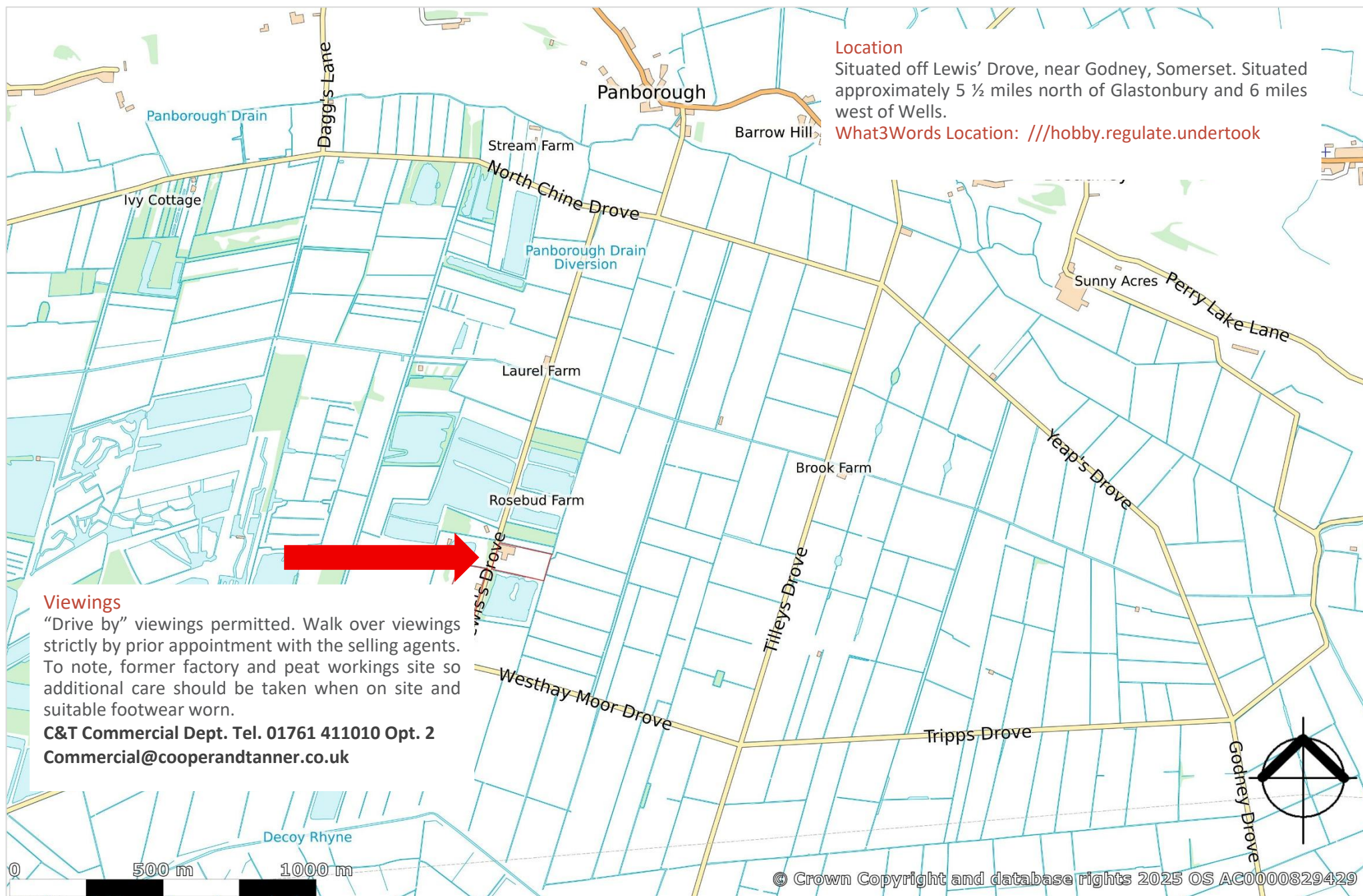
Services

Parties must rely upon their own investigations in relation to the location and capacity of any services. We are informed that there are mains water and 3 phase electricity connected to the property. We understand this then currently supplies the building to the opposite side of the road.

Disclaimer

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.





Location

Situated off Lewis' Drove, near Godney, Somerset. Situated approximately 5 ½ miles north of Glastonbury and 6 miles west of Wells.

What3Words Location: [///hobby.regulate.undertook](https://www.what3words.com/:///hobby.regulate.undertook)

Viewings

"Drive by" viewings permitted. Walk over viewings strictly by prior appointment with the selling agents. To note, former factory and peat workings site so additional care should be taken when on site and suitable footwear worn.

C&T Commercial Dept. Tel. 01761 411010 Opt. 2

Commercial@cooperandtanner.co.uk





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