



The Old Telephone Exchange, East Street, Chard TA20 1EP

FOR SALE

Area: 0.44 acres | Price:

LOCATION:

This development opportunity is located in the centre of Chard to the east of the town centre. The site is close to the Tesco supermarket and directly opposite and adjoining the “East End” regeneration proposals. Chard is an attractive and expanding town located in South Somerset close to the Devon and Dorset borders. The town is on the A30 and links with the A303 and A358 to the north. The Blackdown Hills AONB lies to the west and north of the town.

KEY FEATURES:

- Approx. 0.44 acres (0.18 hectares)
- Suitable for residential development
- Central Chard location
- (subject to planning)

The Old Telephone Exchange, East Street, Chard TA20 1EP

DESCRIPTION:

The site extends to around 0.44 acres (0.18 hectares) and provides an excellent small scale development opportunity. The site lies within the development boundary for Chard and is not subject to significant Planning Policy constraints. It is therefore capable of supporting a range of uses, subject to planning. The site adjoins the Chard East End Regeneration proposals forming part of the recently adopted (March 2015) Local Plan and there is potential for land assembly to create a larger development site. The site has previously secured planning permission for residential development of 12 dwellings under applications 07/03289/OUT and 10/04858/REM although these permissions have subsequently lapsed. Prospective purchasers should however make their own enquiries with the planning authority in relation to their specific requirements.

PLANNING:

TENURE:

Freehold. METHOD OF SALE: Offers are invited on an unconditional or subject to planning basis.

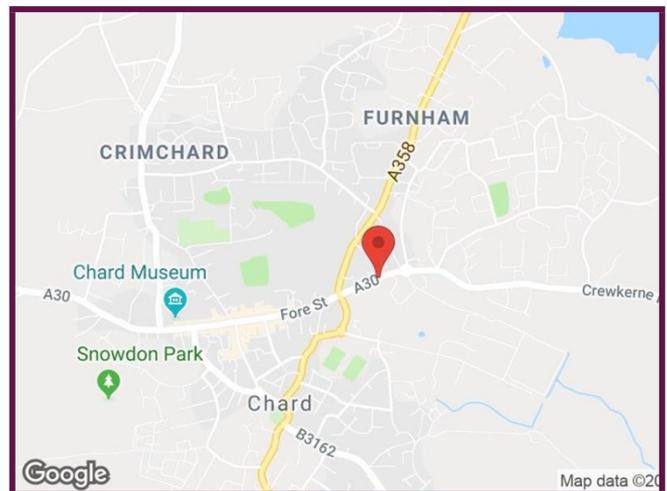
VAT:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com



Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Harcourt Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Harcourt Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.