



GRANGE AVENUE, STREET, BA16 9PD

- Single Development plot extending to around 0.05 acres
- Ideally placed for the development of a detached 3 or 4 bed dwelling or two 2 or 3 bed semi detached dwellings
- Additional land to the rear available

LOCATION

This plot is located at the eastern end of Grange Avenue, a short distance to the north of the town centre and the Clarks Shopping Village.

Sitting at the end of the Polden Hills, with views of Glastonbury Tor and the Mendip Hills, Street is an attractive settlement with excellent facilities and services.

Street is the birthplace of Clarks shoes and is still home to Clarks headquarters. The settlement has a wealth of attractions including the Clarks Village shopping centre which offers over 90 outlet stores. Street is also home to the well-known Millfield public school which is known for its sporting prowess having produced many international and Olympic athletes.

THE PROPERTY

The property lies between 85 and 87 Grange Avenue and comprises an attractive plot extending to around 0.05 acres (0.02 ha). The site offers the potential, subject to planning, to develop a detached three or four bedroom dwelling or possibly a pair of two or three bed semi-detached dwellings.

85 and 87 Grange Avenue are currently within the same ownership albeit the vendor has taken the decision to dispose of 85 Grange Avenue and that has recently been sold.

PLANNING

The property is within the administrative area of Somerset Council (formerly Mendip District Council). The property lies within the settlement limit of Street where appropriate infill development is usually supported.

The former Mendip District Council area has not adopted the Community Infrastructure Levy (CIL). It is anticipated that phosphate credits may need to be acquired to secure planning permission but these are now available and further information can be obtained from the agent.

METHOD OF SALE

The Property is offered for sale by private treaty. The vendor is seeking offers on an unconditional basis although consideration will also be given to subject to planning bids.

The land to the rear is also within the same ownership and consequently a package sale may be considered.

GUIDE PRICE

Offers in excess of £95,000

INFORMATION PACK

An electronic information pack providing details of the site is available by contacting the agent's office. This includes;

1. Site plan
2. Title information
3. Service information

TENURE

Freehold

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

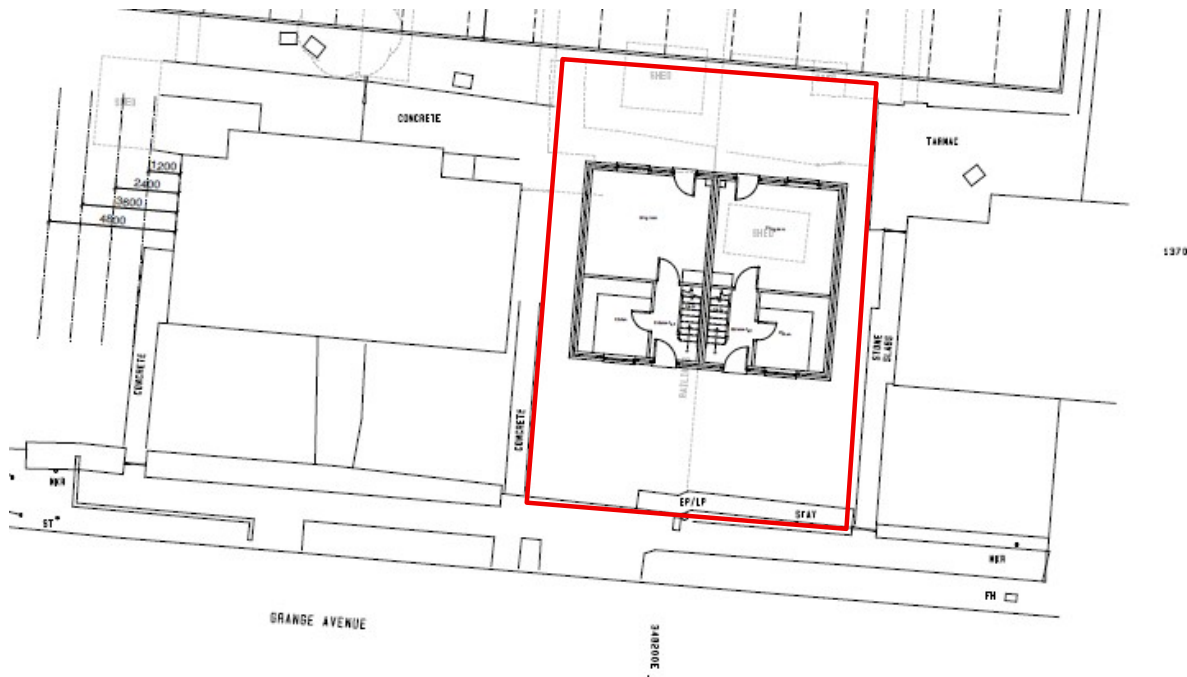
VIEWINGS

For further information, please contact the Sole Agents.

John Read
07557 271454

E-mail: john.read@chestersharcourt.com

Chesters Commercial 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 Commercial 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 Commercial 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.



Chesters Commercial 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 Commercial 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 Commercial 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.