

PRIME DEVELOPMENT SITE – PLANNING GRANTED FOR 29 APARTMENTS

Canal House, 1 Market Street, Highbridge, Somerset, TA9 3BW

Asking Price £550,000



maggs
+ allen

Canal House, 1 Market Street

Highbridge, Somerset, TA9 3BW

PRIME DEVELOPMENT SITE – PLANNING GRANTED FOR 29 APARTMENTS

An exciting opportunity to purchase a prominent development site in the heart of Highbridge with full planning consent granted for the erection of 29 new apartments (17 x 1 Bedroom Flats & 12 x 2 Bedroom Flats) with underground parking.

The site offers developers the chance to service the increased demand for housing in the area due to the nearby Hinkley Point nuclear power station. We are informed by our clients that a grant towards the build costs of the development may be available from EDF Energy. Further details of which are available upon request.

The approved planning consent provides a carefully considered mix of 1 and 2 bedroom apartments in two separate three storey buildings wrapped around a central communal garden. A new basement level will provide 29 allocated parking spaces, bin and bicycle storage.

Location

Highbridge is a small former market town situated on the edge of the Somerset Levels near the mouth of the River Brue. It is in the County of Somerset, and is approximately 20 miles (32.2 km) north east of Taunton and approximately 7 miles (11.3 km) north of Bridgwater. The site is situated in a central position with easy access provided to the town centre and a range of amenities.

Planning Application Number

11/17/00116/DD

Description of Development

Erection of a building to form 29no. apartments and the creation of ancillary parking, at 1 Market Street, Highbridge.

Date of Decision

7th February 2019.

Schedule of Accommodation

Ground Floor

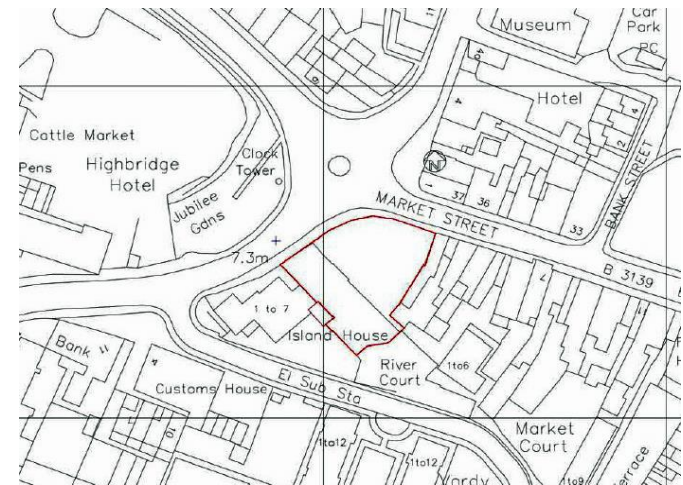
Flat 1 – 2 Bed (61.1 sq m)
Flat 2 – 1 Bed (40.3 sq m)
Flat 3 – 1 Bed (41.9 sq m)
Flat 4 – 2 Bed (61.0 sq m)
Flat 5 – 2 Bed (62.0 sq m)
Flat 6 – 1 Bed (40.9 sq m)
Flat 7 – 1 Bed (40.9 sq m)
Flat 8 – 1 Bed (40.2 sq m)
Flat 9 – 1 Bed (37.0 sq m)
Flat 10 – 2 Bed (61.2 sq m)

First Floor

Flat 11 – 2 Bed (61.1 sq m)
Flat 12 – 1 Bed (45.3 sq m)
Flat 13 – 1 Bed (46.9 sq m)
Flat 14 – 2 Bed (61.0 sq m)
Flat 15 – 2 Bed (62.0 sq m)
Flat 16 – 1 Bed (40.9 sq m)
Flat 17 – 1 Bed (40.9 sq m)
Flat 18 – 1 Bed (40.2 sq m)
Flat 19 – 1 Bed (37.0 sq m)
Flat 20 – 2 Bed (61.2 sq m)

Second Floor

Flat 21 – 1 Bed (55.8 sq m)
Flat 22 – 2 Bed (66.2 sq m)
Flat 23 – 2 Bed (63.0 sq m)
Flat 24 – 2 Bed (62.0 sq m)
Flat 25 – 1 Bed (40.9 sq m)
Flat 26 – 1 Bed (40.9 sq m)
Flat 27 – 1 Bed (40.2 sq m)
Flat 28 – 1 Bed (37.0 sq m)
Flat 29 – 2 Bed (61.2 sq m)



Proposed Basement Floor



Proposed Ground Floor

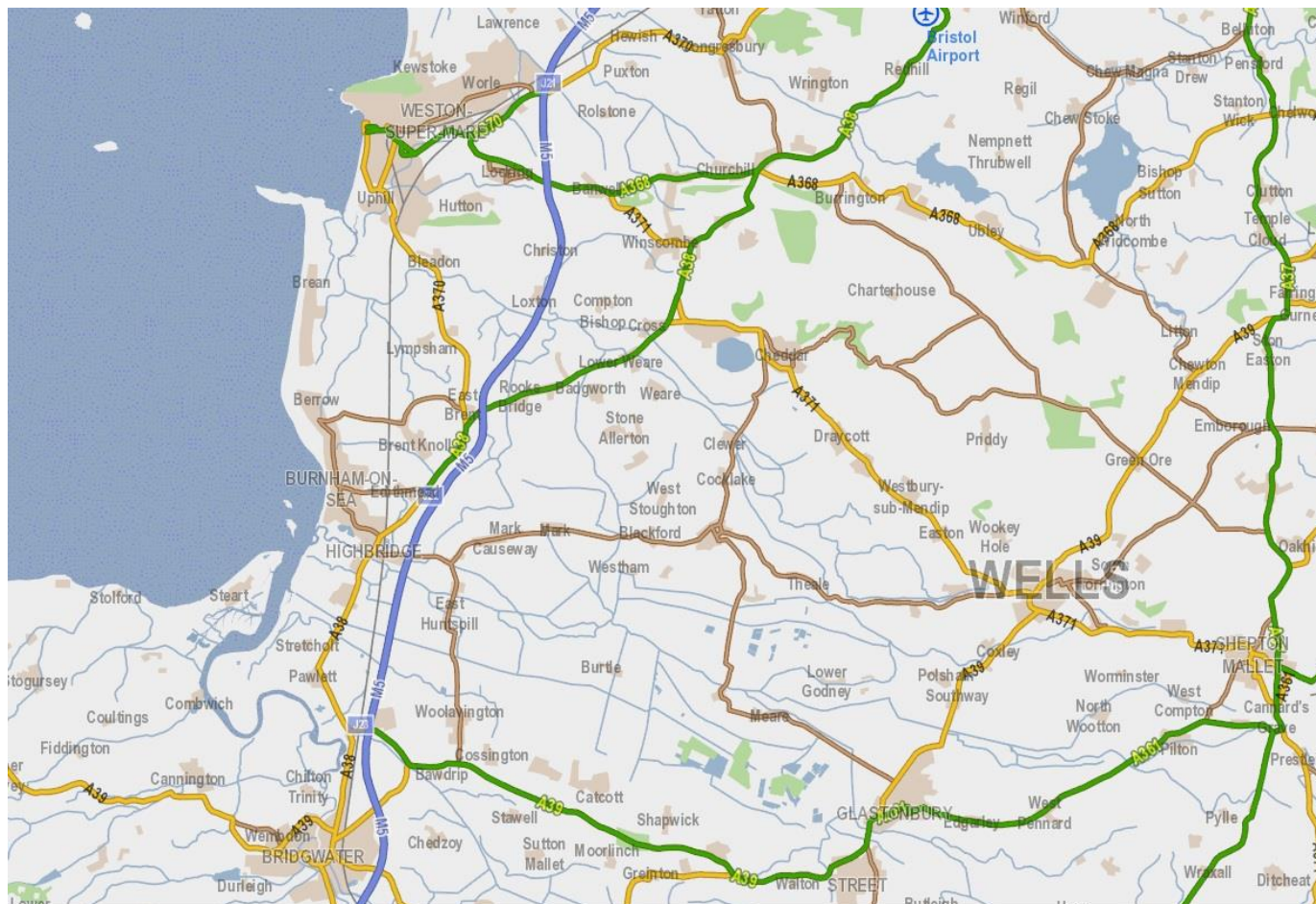


Proposed First Floor



Proposed Second Floor





Proposed Plans

Copies of the proposed plans are available from Maggs & Allen or via the Local Authority's planning portal.

Local Authority

Sedgemoor District Council.

Tenure

Understood to be freehold.

Affordable Housing/Section 106

Five of the proposed apartments have been allocated for affordable housing although an off-site Section 106 payment of £112,556.00 is available as an alternative.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

Viewing

Strictly by appointment with Maggs & Allen.

Contact: Rob Ansell

Tel: 0117 973 4940

Email: rob@maggsandallen.co.uk

**maggs
allen**

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The Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.