

Development Site, 6 Orchard Street, Yeovil BA20 1BB



Auction Guide £175/£200,000

Gilyard
Scarth
Commercial

DRAFT



FOR SALE BY AUCTION
(unless sold previously)

**at the Ivel Barbarians Rugby Club,
Dorchester Road, Yeovil BA22 9TR**

on Thursday 23rd September 2010 at 3pm

**A substantial site with development potential in
a good residential area of Yeovil within easy
walking distance of the town centre.**

Yeovil, Somerset

Auction Guide £175 /£200,000

For Sale by Auction

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DIRECTIONS/SITUATION

Orchard Street is a one way street and can be accessed by car via Huish which can be approached from either Lysander Road/Westland Road or Preston Road and Grove Avenue. The site in question has an old shop as frontage with access through to the land via the covered archway.

DESCRIPTION

Originally developed as the Co-op shop for the Huish area of Yeovil, the property developed into a Mill/Baker and stables which enabled the property to serve the wider community. The site extends to approximately 0.4 acres and is particularly well positioned for residential development subject to obtaining the appropriate consents. The main frontage is to Orchard Street with a secondary vehicle access via West Street, the site consists of a Shop, Storage Buildings and Workshops, with some of the Workshops being of a more modern construction. The site is well located in a popular residential area with good access to the town centre and Westlands.

The existing buildings are as follows:

Shop Premises (6 Orchard Street), former Bakery, Old Stables, Garage/Workshop and former repair Workshop.

The full extent of the site is shown edged red on the site plan.

SERVICES

Mains water, electricity and drainage are believed to be available to the site with gas available in the nearby road. None of these services have been tested by the Agent and interested parties should make their own enquiries.

TENURE

The site is available freehold with vacant possession with an auction price guide of £175,000 to £200,000.

PLANNING

Informal discussions with the Local Planning Authority indicate that a change of use for residential development would be viewed favourably subject to the submission of an appropriate scheme.

LOCAL AUTHORITY

South Somerset District Council, The Council Offices, Brympton Way, Yeovil BA20 2HT
T: 01935 462462.

SOLICITORS

This property is offered subject to the Special Conditions of Sale available from the Solicitors:

Messrs Porter Dodson, Central House, Church Street, Yeovil BA20 1HH. T: 01935 424581.
For the attention of Mr S Farnham

E: Steve.farnham@porterdodson.co.uk

METHOD OF SALE

The site will be sold by public auction on the 23rd September 2010 at The Ivel Barbarians Rugby Club at a guide of **£175,000 to £200,000** for the freehold.

VAT

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement.

VIEWINGS

By appointment through **GILYARD SCARTH Sherborne** (01935) 817360, or **Joint Agents EDWARDS** on Yeovil (01935) 423434.

Surveys

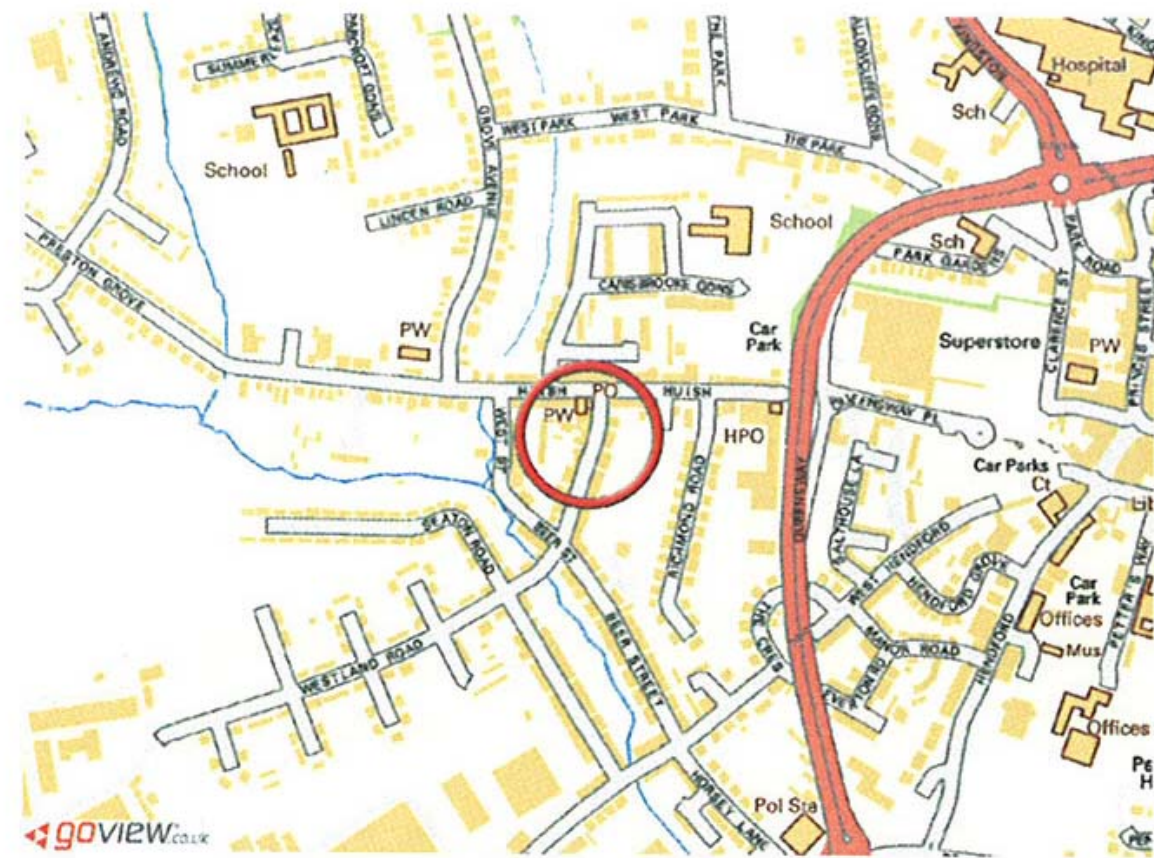
We have a dedicated Survey Department to carry out a range of Building Surveys, RICS Reports and Valuations. Should you decide to purchase a property through another Agent, we would be pleased to offer professional independent advice regarding its value and structural condition. Please telephone us for a free quote with no obligation.

Mailouts

If you have received these Sales Particulars through the post perhaps you would be kind enough to telephone us to confirm that we are sending you details of properties which suit your requirements. If you are no longer looking for a property or if this particular property is clearly inappropriate, please let us know so that we can tailor our services to your needs.

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.



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