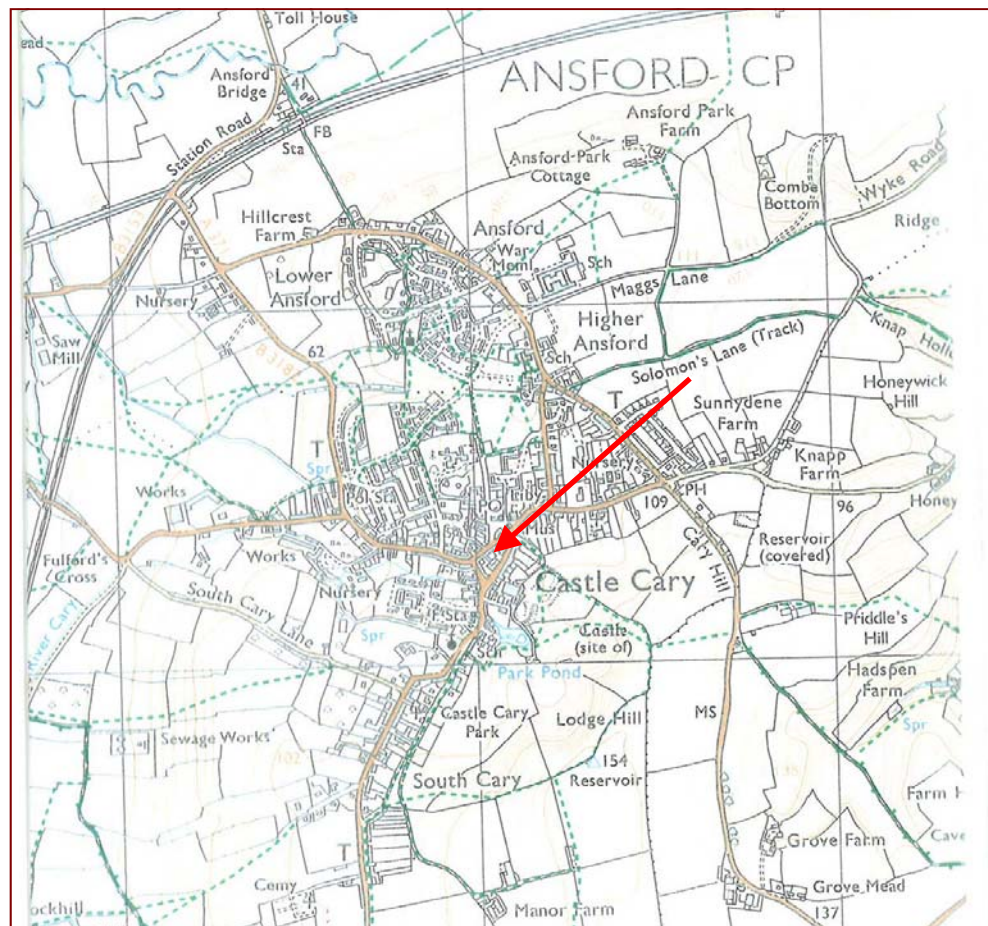


The Old Offices, Bailey Hill, Castle Cary BA7 7AB



Location Plan

JOINT AUCTIONEERS

GilyardScarth.co.uk

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Agent's Note: Any plans which form part of these particulars are illustrative only and are not to scale

Gilyard Scarth

THE OLD OFFICES
BAILEY HILL
CASTLE CARY
SOMERSET
BA7 7AB



Attractive period building near the town centre with planning permission for conversion to five residential units

Auction Price Guide £175,000

The Auction is to take place on March 25th 2010 at the Sherborne Hotel, Sherborne DT9 6BB at 3p.m.

For Sale by Auction

The Old Cycle Shop, Long Street
SHERBORNE
Dorset DT9 3BS
TEL 01935 817360 Fax 01935 817354
sherborne@gilyardscarth.co.uk

The Old Wine Merchants, 25 High Street
SHAFTESBURY
Dorset SP7 8JE
TEL 01747 851122 Fax 01747 851113
shaftesbury@gilyardscarth.co.uk

The Old Pine Shop, High Street,
GILLINGHAM
Dorset SP8 4QT
TEL 01747 825533 Fax 01747 826000
gillingham@gilyardscarth.co.uk

Associated Office
The Old Coffee Tavern, Salisbury Street
MERE
Wiltshire BA12 6HA
TEL 01747 860372 Fax 01747 861120
mere@gilyardscarth.co.uk

gilyardscarth.co.uk rightmove.co.uk

ESTATE AGENTS | CHARTERED SURVEYORS | AUCTIONEERS | COMMERCIAL AGENTS | LETTING AGENTS

The Old Offices, Bailey Hill, Castle Cary BA7 7AB

DIRECTIONS

In the centre of Castle Cary, turn down the High Street and then turn right into the Market Place. After the George Hotel turn right onto Bailey Hill and the property should be easily recognised opposite the Post Office.

SITUATION

The building is located in the heart of the pretty, popular market town of Castle Cary. There are a wide variety of attractive houses and cottages, most of which are constructed in the distinctive natural Cary stone. Bailey Hill is a particularly historic part of the town containing the iconic Round House and the building adjoins the particularly distinctive Market house. Castle Cary provides a good range of business, catering and leisure facilities. A distinctive feature of the town is the attractive High Street which provides a good range of retail amenities. Combined with the local schools and clubs the town provides a base for a thriving community. Transport linkages are particularly good with the A303 trunk road within easy travelling distance and most importantly there is an excellent high speed rail link which means that London can be reached from the local railway station in approximately 1½ hours.

PROPERTY DESCRIPTION

The Old Office Building is a particularly charming period property which contains many feature characteristics and an inherent charm. These include arched windows and doors, bay windows, gracious stairways, a full basement and a small courtyard. All of these features can be maintained and enhanced by any future development of the property.

At present the existing accommodation extends as follows:

| | |
|---|---|
| Lower Ground Floor - Strong Rooms and Cellars | 480 sq. ft. |
| Ground Floor Offices | 783 sq. ft. |
| Ground Floor Stores | 137 sq. ft. |
| First Floor Offices | 848 sq. ft. |
| First Floor Stores | <u>217 sq. ft.</u> |
| Total | <u>2465 sq. ft.</u> (229m²) |

The total amount of residential accommodation provided by the proposed development is 229m² (2465 sq. ft.).

SERVICES

Mains water, drainage, electricity and gas are available to the building.

TENURE

Freehold with vacant possession.

PLANNING

Planning Consent was granted on the 17th August 2009 for the conversion of these former offices into five Flats. Application No. 09/03307/FUL.

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The layout of the accommodation largely follows the existing format with all Flats accessed via the main staircase. At ground floor level there is a one bedroom Flat and a two bedroom Apartment. The basement provides space for a two bedroom Flat and at first floor level there will be a further one bedroom unit and two bedroom Flat. The attic space above the one bedroom property can be used for storage purposes.

As the proposal involves an existing built form of development in the middle of the town centre, no landscaping or car parking is required. The small courtyard to the rear of the premises can be lotted up to provide outside space for some of the Units.

Full details include copies of the planning permission and layout drawings are available via the offices and website of Gilyard Scarth.

Whilst detailed planning consent has been obtained for full residential conversion, the Local Planning Authority have indicated that they would be very willing to allow a mixed use of the property with a commercial content retained in some or all of the building. This means that some of the existing office space could be retained and enhanced if a potential purchaser so wished.

LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil BA20 2HT
T:01935 462462 F: 01935 462188

AUCTION GUIDE PRICE

£175,000 Freehold

FURTHER INFORMATION

A full Information Pack is available via the Vendor's Solicitors:
Dyne Drewett, 11 Cheap Street, Sherborne DT9 3PU
T: 01935 813691 F: 01935 813091 DX: 49152 Sherborne

VIEWING

By appointment through joint sole agents Gilyard Scarth (01935 817360) or Brimble Lea (01747 823141).

STATUTORY UNDERTAKERS

Southern Electric, PO Box 514, Basingstoke, Hants RG21 8WS. Tel. 0845 7252526
Wessex Water, Claverton Down Road, Claverton Down, Bath, BA2 7WW. Tel: 01225 526000

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.