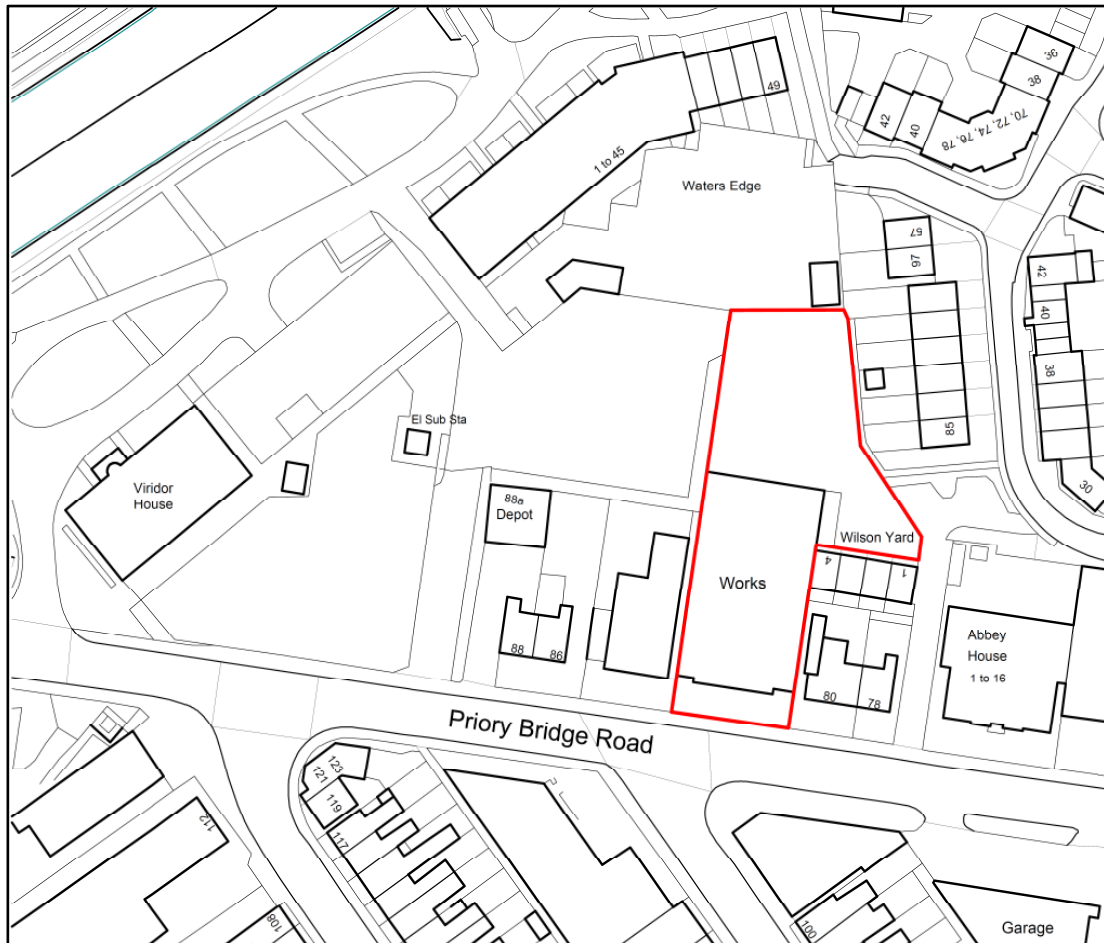




Town Centre Residential Development **FOR SALE**



82 Priory Bridge Road, Taunton, Somerset, TA1 1QA.

- Redevelopment site with Outline Planning Approval to provide 20 new dwellings.
- Situated along Priory Bridge Road adjacent to the Somerset County Cricket Ground and the Firepool Development site.
- Site area approximately 0.46 acres / 0.19 hectares.
- Freehold Guide Price: **£875,000.**

Contact: Tony Mc Donnell
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Chris Cluff
07802 385746
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LOCATION

The property is located approximately 0.5 miles to the north east of Taunton's town centre along a busy thoroughfare know as Priory Bridge Road.

The property is adjacent to the Firepool Development site with an entrance to the Somerset County Cricket Ground located opposite, approximately 160 metres to the west.

J25 of the M5 motorway is approximately 1.8 miles to the east along the A358/Toneway.

Taunton's mainline train station is located approximately 0.4 miles to the north west along the A3038 and Station Road, serving Bristol City, Exeter City as well as London Paddington Stations.

ACCOMMODATION

The site extends to approximately 0.46 acres / 0.19 hectares.

The present buildings on site comprise approximately 10,000 sq ft (929 sq m) of former roadside commercial premises with a rear yard area benefitting from vehicular side access.

GUIDE PRICE

The freehold interest is for sale at a Guide Price of **£875,000**.

PLANNING INFORMATION

The application reference number is 38/19/0154 and can be found on the Somerset West and Taunton website. The website link is <https://www.somersetwestandtaunton.gov.uk/>



CONTACT

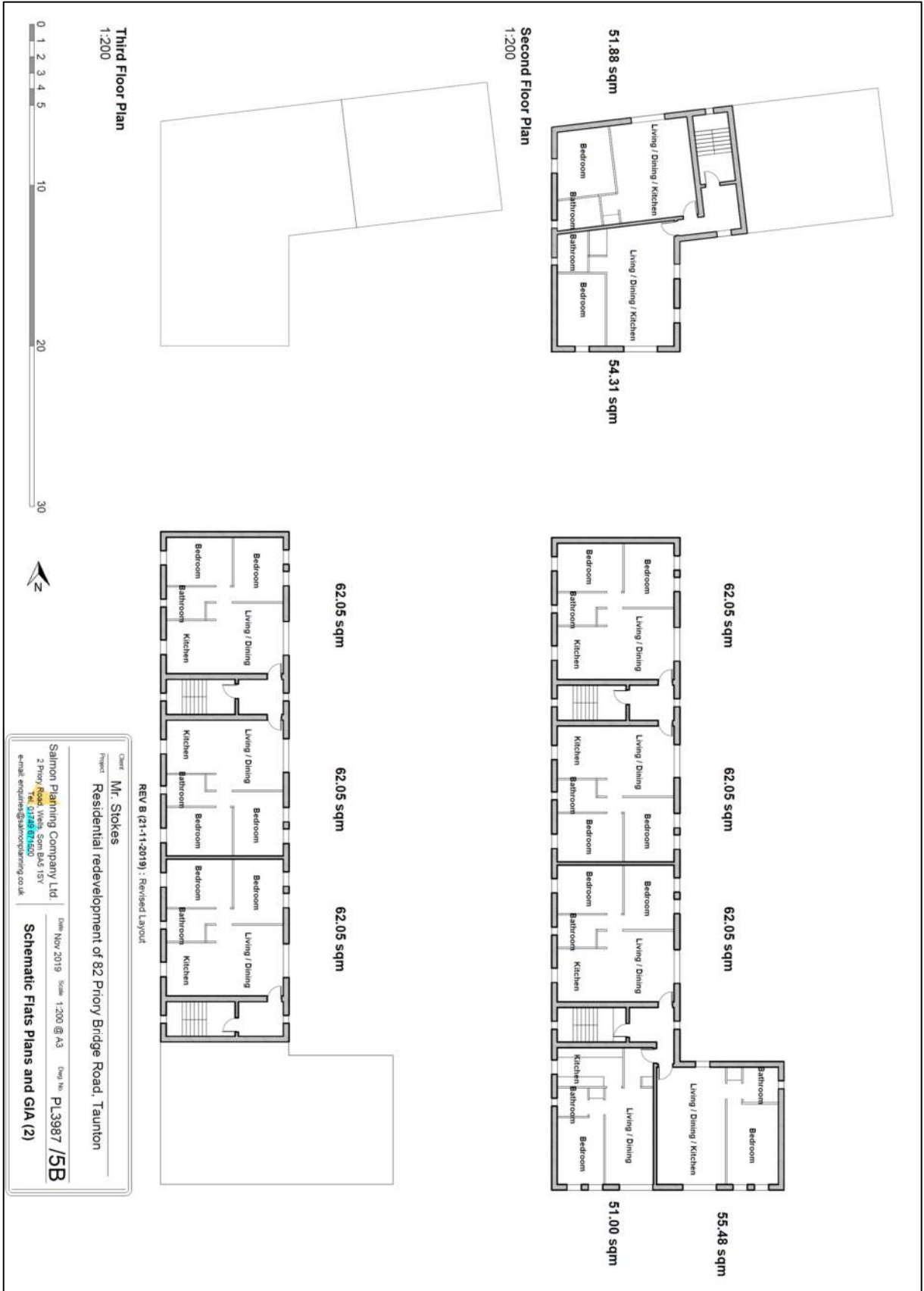
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INDICATIVE LAYOUT AND FLOOR PLANS





These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.