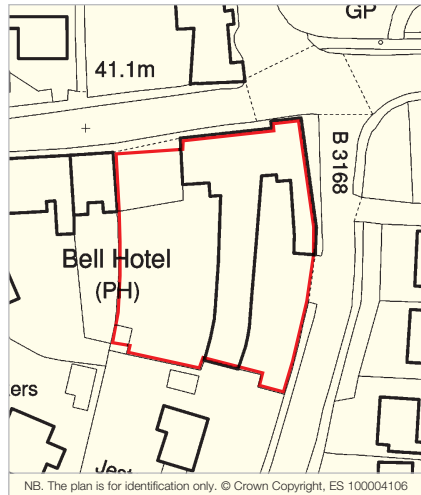


**Curry Rivel**  
**Bell Hotel,**  
**High Street,**  
**Near Langport,**  
**Somerset**  
**TA10 0ET**

- **A Freehold Grade II Listed Former Public House/Hotel Occupying a Site extending to Approximately 0.147 Hectares (0.362 Acres)**
- **Planning Permission for Conversion to provide Six Self-Contained Dwellings and One Commercial Unit together with associated Garden and Parking Areas**

**Vacant Possession**



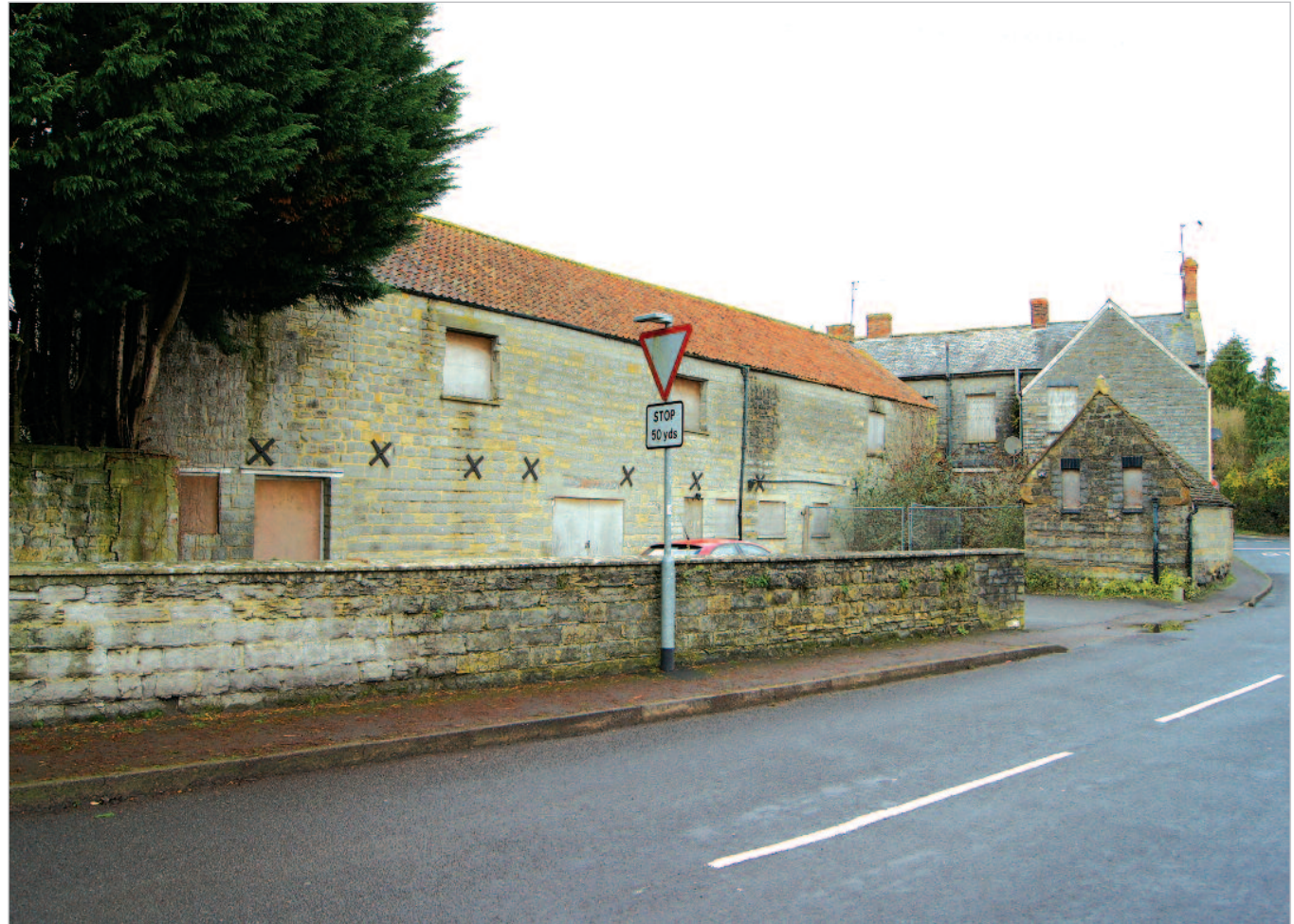
**To View**

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.00 noon – 12.30 p.m. (Ref: MW).

**Seller's Solicitor**

Messrs S E Law Ltd (Ref: SE).  
 Tel: (01606) 333533.

**VACANT –**  
**Freehold Former Public House/Hotel**  
**and Land with Planning Permission**



**Tenure**

Freehold.

**Location**

The property occupies a prominent position on the south side of the A378 at its junction with B3168 towards the centre of the village. A number of local facilities are available within Curry Rivel itself, including a school, Post Office, local shop, public houses and filling station with shop. The town of Langport is approximately 2.5 miles away offering a range of day to day facilities including a Tesco supermarket. The larger towns of Yeovil and Taunton are accessible approximately 14 and 13 miles away respectively. Rail services are available in the towns of Yeovil and Taunton. The M5 Motorway is accessible approximately 11 miles away at Junction 25. The A303 is accessible approximately 10 miles away at Podimore.

**Description**

The property comprises a largely rectangular shaped corner site, which is broadly level and extends to approximately 0.147 hectares (0.362 acres). The site is occupied by a Grade II Listed former public house building arranged over ground and first floors beneath a pitched roof with car parking and a garden together with a further substantial building to rear. There is vehicular access via the A378 & B3168 which lead to separate hard standing areas.

**Accommodation**

The property was not internally inspected by Allsop. The following information was obtained from floor plans. We are informed that the property provides:

**Ground Floor** – Public Bar, Lounge Bar, Dining Room, Bedroom, Kitchen with Larder, Store, Disused Changing Rooms, Three WCs, Beer Cellar, Two Further Stores

**First Floor** – Reception Room, Five Bedrooms (Three with En-Suite Facilities), Kitchen, Two Bathrooms, Separate WC, Store, Stairs to Office and Skittle Alley

**Site Area Approximately 0.147 Hectares (0.362 Acres)**

**Planning**

Local Planning Authority: South Somerset District Council.  
 Tel: (01935) 462462 Fax: (01935) 462299.  
 Website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

The property will be offered with the following planning permission dated 4th October 2011 (Application No. 11/03919/FUL) for: 'Conversion of existing public house/hotel into six self-contained dwellings and one commercial unit and provision of associated landscaping and car parking area (Revised Scheme) (GR: 339184/125174) with proposed accommodation comprising No 2 two storey 2 bedroom properties, No 3 two storey 3 bedroom properties, ground floor café with WC's, first floor 2 bedroom flat'. There is Listed Building consent.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoop.co.uk](http://www.allsoop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

