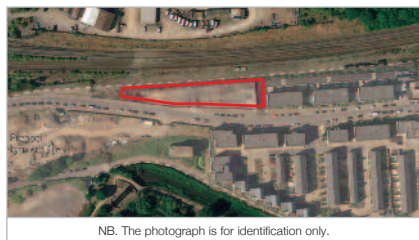


Taunton 'Area 1' Firepool Lock, Somerset TA1 1NY

- **A Freehold Cleared Site extending to Approximately 0.23 Hectares (0.57 Acres)**
- **Full Planning Permission for the Construction of Forty-Four Self-Contained Apartments**
- **Comprising 21 x One Bedroom, 22 x Two Bedroom and 1 x Three Bedroom Flats**
- **Total GIA for Consented Scheme Approximately 3,690 sq m (39,719 sq ft)**
- **Located Approximately 500 Metres (0.3 Miles) East of Taunton Rail Station**

Vacant Possession



NB. The photograph is for identification only.

Seller's Solicitor

Messrs SA Law (Ref: S Ryan).
Tel: 01727 798101.
Email: steve.ryan@salaw.com

VACANT – Freehold Site



Tenure

Freehold.

Location

The property is centrally located within Taunton, the county town of Somerset. The site is located on the north side of Trenchard Way. An excellent range of amenities is available within close proximity, as well as major employers including Somerset County Council, the head office of Debenhams and Musgrove Park Hospital. Taunton is the principal administrative centre for the district with excellent communication links, being situated just off Junction 25 of the M5 Motorway which links to Exeter to the south and Bristol to the north. Taunton Rail Station is within walking distance to the west, providing regular services to London Paddington (journey time approximately 1 hour 45 minutes).

Description

The property comprises a cleared site which extends to approximately 0.23 hectares (0.57 acres). The site is to be offered with planning

Flat	Floor	Accommodation	sq m	(sq ft)
1	First	Two Bedroom Accommodation	76.74 sq m	(826 sq ft)
2	First	Two Bedroom Accommodation	68.84 sq m	(741 sq ft)
3	First	One Bedroom Accommodation	45.15 sq m	(486 sq ft)
4	First	Two Bedroom Accommodation	74.69 sq m	(804 sq ft)
5	First	One Bedroom Accommodation	53.05 sq m	(571 sq ft)
6	First	One Bedroom Accommodation	46.64 sq m	(502 sq ft)
7	First	One Bedroom Accommodation	49.52 sq m	(533 sq ft)
8	First	Two Bedroom Accommodation	63.45 sq m	(683 sq ft)
9	First	Two Bedroom Accommodation	63.08 sq m	(679 sq ft)
10	First	One Bedroom Accommodation	46.45 sq m	(500 sq ft)
11	Second	Two Bedroom Accommodation	76.74 sq m	(826 sq ft)
12	Second	Two Bedroom Accommodation	68.84 sq m	(741 sq ft)
13	Second	One Bedroom Accommodation	45.15 sq m	(486 sq ft)
14	Second	Two Bedroom Accommodation	74.69 sq m	(804 sq ft)
15	Second	One Bedroom Accommodation	53.05 sq m	(571 sq ft)
16	Second	One Bedroom Accommodation	46.64 sq m	(502 sq ft)
17	Second	One Bedroom Accommodation	49.52 sq m	(533 sq ft)
18	Second	Two Bedroom Accommodation	63.45 sq m	(683 sq ft)
19	Second	Two Bedroom Accommodation	63.08 sq m	(679 sq ft)
20	Second	One Bedroom Accommodation	46.45 sq m	(500 sq ft)
21	Third	Two Bedroom Accommodation	76.74 sq m	(826 sq ft)
22	Third	Two Bedroom Accommodation	68.84 sq m	(741 sq ft)

permission for residential development to provide 21 x one bedroom, 22 x two bedroom and 1 x three bedroom self-contained apartments, associated access and amenity space.

Accommodation

A schedule of Proposed Accommodation is set out below.

Site Area Approximately 0.23 Hectares (0.57 Acres)

The site has been cleared.

Planning

Local Planning Authority: Taunton Deane Borough Council.
Tel: 01823 356356.

Planning permission (Ref 38/18/0144) was granted on 13th September 2018 for the proposed development of Area 1, Firepool Lock to provide 44 residential dwellings.

Copies of the planning permission and associated documentation are available for inspection within the legal pack.

NB. All apartments are for private sale and there is no affordable housing or s.106 payment associated with the approved scheme.

Flat	Floor	Accommodation	sq m	(sq ft)
23	Third	One Bedroom Accommodation	45.15 sq m	(486 sq ft)
24	Third	Two Bedroom Accommodation	74.69 sq m	(804 sq ft)
25	Third	One Bedroom Accommodation	53.05 sq m	(571 sq ft)
26	Third	One Bedroom Accommodation	46.64 sq m	(502 sq ft)
27	Third	One Bedroom Accommodation	49.52 sq m	(533 sq ft)
28	Third	Two Bedroom Accommodation	63.45 sq m	(683 sq ft)
29	Third	Two Bedroom Accommodation	63.08 sq m	(679 sq ft)
30	Third	One Bedroom Accommodation	46.45 sq m	(500 sq ft)
31	Fourth	Two Bedroom Accommodation	76.74 sq m	(826 sq ft)
32	Fourth	Two Bedroom Accommodation	68.84 sq m	(741 sq ft)
33	Fourth	One Bedroom Accommodation	45.15 sq m	(486 sq ft)
34	Fourth	Two Bedroom Accommodation	74.69 sq m	(804 sq ft)
35	Fourth	One Bedroom Accommodation	53.05 sq m	(571 sq ft)
36	Fourth	One Bedroom Accommodation	46.04 sq m	(502 sq ft)
37	Fourth	One Bedroom Accommodation	49.52 sq m	(533 sq ft)
38	Fourth	Two Bedroom Accommodation	63.45 sq m	(683 sq ft)
39	Fourth	Two Bedroom Accommodation	63.08 sq m	(679 sq ft)
40	Fourth	One Bedroom Accommodation	46.45 sq m	(500 sq ft)
41	Fifth	Two Bedroom Accommodation	76.83 sq m	(827 sq ft)
42	Fifth	Two Bedroom Accommodation	68.84 sq m	(741 sq ft)
43	Fifth	One Bedroom Accommodation	45.15 sq m	(486 sq ft)
44	Fifth	Three Bedroom Accommodation	109.90 sq m	(1,183 sq ft)

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.