



Honda Car Showroom and Garage

Addlewell Lane ■ Yeovil ■ Somerset ■ BA20 1DP

Aerial Photo (taken from north)



Honda Car Showroom and Garage

Addlewell Lane, Yeovil, Somerset BA20 1DP

Development opportunity for a range of uses (including care/nursing home; retirement apartments/dwellings; and residential apartments/dwellings), subject to grant of detailed planning permission and/or change of use.



The site extends, in total, to approximately 1.15-acres (0.47-hectares).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH

Mark Chugg

01823 219993

mark.chugg@gth.net

George Williams

01823 334466

george.williams@gth.net



GREENSLADE TAYLOR HUNT

www.gth.net

Commercial Department

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Tim Wright

01935 423474

tim.wright@gth.net

Location

Yeovil has a comprehensive range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): BAE Systems, Honeywell Aerospace, Yeovil Country Park, Yeovil Golf Club, Yeovil College, Screwfix (Head Office), Leonardo Helicopters, Yeovil Hospital and the Fleet Air Arm Museum.

The town has access to the Dorset Area of Outstanding Natural Beauty (AONB), which is approximately 4-miles (6.4-kilometres) to the south, as well as the dramatic Dorset coastline, with both West Bay and Seaton approximately 17-miles (27-kilometres) to the same.

Bath and Bristol are both approximately 30-miles (48-kilometres) to the north and offer a comprehensive range of ecclesiastical, educational, employment, leisure and shopping facilities and amenities associated with cities of their status.

Taunton, the county town of Somerset, is approximately 20-miles (32-kilometres) to the south-west. Taunton has an extensive range of shopping facilities, including many independent high street stores, cafés, pubs and fine dining restaurants, including a thriving farmer's market every Thursday. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there are an excellent range of independent and state schools within the area. Taunton is also home to the Somerset County Cricket Club.

Communications

Road – Yeovil is approximately 0.8-miles (1.3-kilometres) to the south of the A303, which provides access to Exeter and Cornwall to the west and Ilchester, Sparkford, Wincanton, Mere, Andover and the M3 motorway to the east.

Bus – Yeovil is served by a comprehensive bus service, which operates various routes within the town itself, as well as routes to West Coker, Castle Cary, Shepton Mallet, Bruton, Babcary, Pilton, South Cadbury, Martock, Bower Hinton, Taunton, Chard, Yeovil, Bridport, Sherborne, Millborne Port, South Petherton, and Wincanton.

Rail – Yeovil is served by 2no. railway stations: Yeovil Pen Mill and Yeovil Junction. These operate on the Heart of Wessex Line and West of England Main Line, respectively. They provide services to destinations such as London (Paddington), Bristol (Temple Meads), Bath (Spa), Westbury and Weymouth.

Aerial photograph (taken from north)





Air – Bristol International Airport is approximately 29-miles (47-kilometres) to the north; Bournemouth International Airport is approximately 35-miles (56-kilometres) to the south-east; and Exeter Airport is approximately 37-miles (60-kilometres) to the south-west. All of these airports offer scheduled and chartered flights to a range of national and international destinations.

Property

The property is within the built-up area and settlement boundary of Yeovil, and is currently in sui generis use class. It is situated on the southern side of Yeovil and is currently occupied by a car showroom, car park, garage and offices (over 3no. storeys).

The site is generally level and is accessed from Addlewell Lane. It extends, in total, to approximately 1.15-acres (0.47-hectares).

The property is bound by Addlewell Lane to the north, north-east, west and north-west; by Yeovil Country Park to the south-east; and by residential dwellings to the south-west.

The Gross Internal Area (GIA) of the car showroom and garage is approximately 1,862 sq. m. (20,042 sq. ft.).

The GIA has been measured in accordance with the RICS Code of Measuring Practice (6th Edition, May 2015).

The site is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and the plan is not to be relied upon.

Planning

The property is located on the edge of Yeovil town centre, in a well connected, sustainable location. It is bound by built form to the north, south and west.

In our opinion, the site presents an excellent development opportunity for a range of uses (including care/nursing home; retirement apartments/dwellings; and residential apartments/dwellings), subject to grant of detailed planning permission and/or change of use.

The site is not currently subject of any planning permissions or prior approvals for its development/re-development, demolition or change of use.

A Planning Appraisal is contained within the information pack. This provides information on the planning opportunities for the property.

Please note that our Planning team has prepared and submitted to South Somerset District Council (SSDC) a Pre-Application Enquiry. It is awaiting the District Council's Response.

Due Diligence

The seller has commissioned a Geotechnical Investigation and Contamination Assessment Report (Phase 2); Topographical and Measured Building Surveys; Highways and Access Technical Note; utility searches; and a Drainage Technical Note. These technical documents are contained within the information pack.

Phosphates

In August 2020, Natural England (NE) published a letter identifying high levels of phosphates in the Somerset Levels and Moors catchment area.

The area is designated as a Special Protection Area (SPA) under the Habitat Regulations 2017 and listed as a Ramsar Site under the Ramsar Convention.

Councils cannot determine applications for residential development on sites that fall within the catchment area that will lead to an increase in phosphates on the Somerset Levels and Moors, as it is still unknown how to mitigate this. Commercial development is not caught by the current embargo on development.

It is our understanding that this site falls within the catchment area.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) will be payable in relation to any net additional Gross Internal Floor Area (GIFA). The Residential CIL rate is £40 per sq. m. subject to indexation (BCIS All-in Tender Price Index) from the date of adoption of the CIL (April 2017) to the date of commencement of development. As CIL is only chargeable in relation to net additional floor area, the existing floor area could be used to part off-set future CIL liability.

The CIL for all other uses (apart from convenience based supermarkets and retail warehouse parks) is at £0 per sq. m.

Local Authority

South Somerset District Council
Brympton Way
Yeovil
Somerset
BA22 2HT
T: (01935) 462462
E: planning@southsomerset.gov.uk
W: www.southsomerset.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: ST163504.

Tenancies

The property is currently let under a Lease. A copy of the document is contained within the information pack.

Method of Sale

We are offering the freehold for sale by informal tender, subject to the existing lease.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Price on application.

Offers are invited on both a conditional and unconditional basis.

Value Added Tax

The seller will not (and shall not) be opting to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the sale price.

All interested parties should make their own enquiries of HMRC.

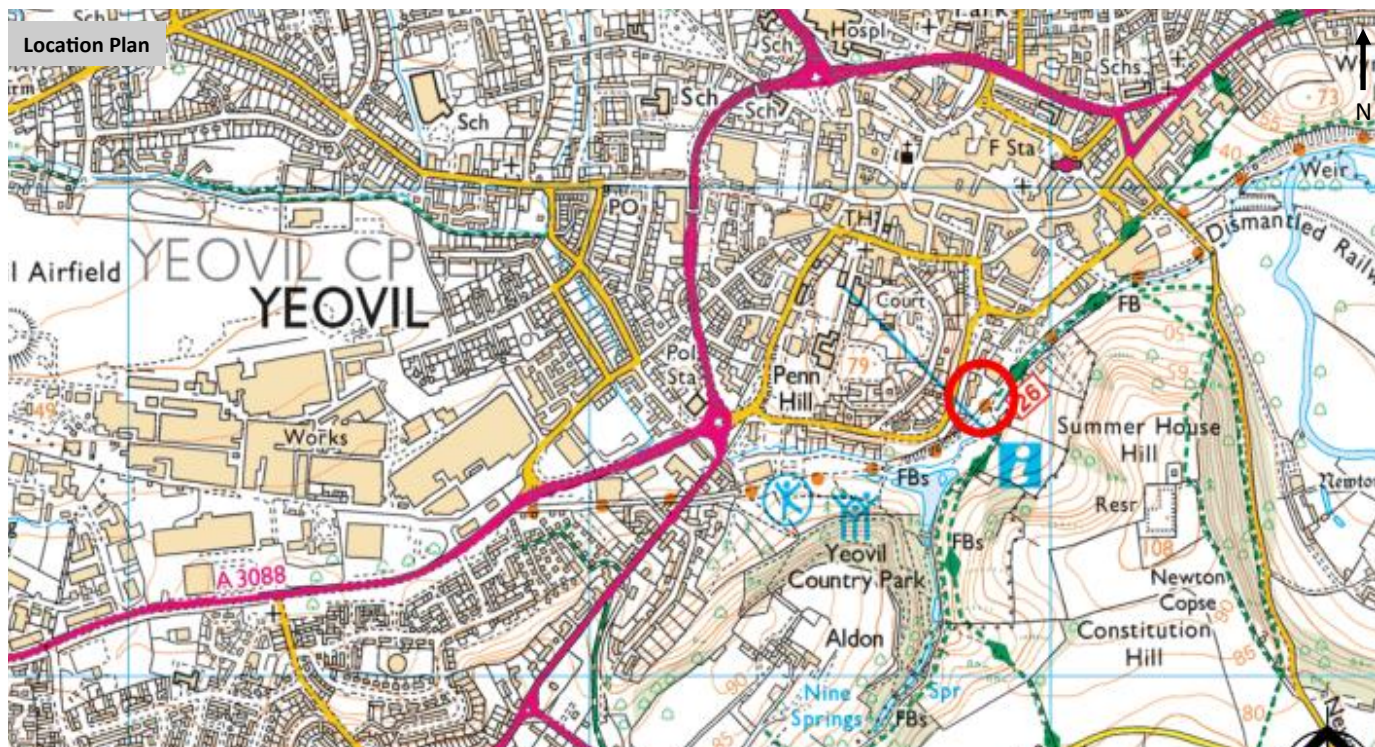
Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

We understand that all mains services are available on or near the site.

The site is currently served by a Low Pressure Gas pipe, an LV Mains Line (electric) and a distribution water main.



Aerial photograph of garage (taken from north-west)



All interested parties should make their own enquiries of the Statutory Utility Providers.

Energy Performance Certificate

The existing building has an Energy Performance Certificate (EPC) rating of D.

Business Rates

Under the 2017 Rating List, the site has a Rateable Value of £71,000. The standard multiplier is 51.2 pence for 2022 to 2023.

All interested parties should make their own enquiries with the VOA in relation to the Rateable Value and the amount payable for the year 2022/23.

Additional Information

The information pack is available, via the link, set out below:-

[https://www.dropbox.com/sh/vz0p9ondmxncnp/](https://www.dropbox.com/sh/vz0p9ondmxncnp/AAAuaTabkWodoCikoZQQid7ya?dl=0)

[AAAuaTabkWodoCikoZQQid7ya?dl=0](https://www.dropbox.com/sh/vz0p9ondmxncnp/AAAuaTabkWodoCikoZQQid7ya?dl=0)

Viewings

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: BA20 1DP

what3words: sand.return.woven

From the A303, take the A3088 towards Yeovil. At the first roundabout, take the third exit onto the A3088/Lysander Road.

At the first roundabout take the second exit (straight over), onto Brunswick Street. Follow Brunswick Street for approximately 0.5-miles (0.8-kilometres) and then turn right onto Addlewell Lane. The site is at the end of Addlewell Lane. It will be identified by a Greenslade Taylor Hunt signboard.

Planning

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: claire.alershankey@gth.net.

Our Planning Service brochure is available via the link set out below:-

[GTH Planning Services](#)

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of any proposed residential development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.

Our New Homes Service brochure is available via the link set out below:-

[New Homes with GTH](#)

Block Management

Our Block Management department will be delighted to provide prospective buyers with advice on the on-going management the properties. The department's telephone number is (01823) 348899 and its email address is: chris.holt@gth.net

Our Property Management Service brochure is available via the link set out below:-

[Property Management](#)

Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken April 2022

Sales brochure prepared July 2022



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/GHW/277
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

DEVELOPMENT OPPORTUNITY

HONDA CAR SHOWROOM AND GARAGE, ADDLEWELL LANE, YEOVIL, SOMERSET BA20 1DP

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Ash Addlewell Limited. It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the property.

Property

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Method of Sale

We are offering the freehold for sale by informal tender, subject to the existing leases.

Guide Price

Price on application.

Offers are invited on both a conditional and unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 23rd September 2022.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Honda Car Showroom and Garage, Addlewell Lane, Yeovil, Somerset BA20 1DP**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the link, set out below:-

<https://www.dropbox.com/sh/vz0p9ondmxcxncp/AAAuaTabkWodoCikoZQQid7ya?dl=0>

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below:-

- **Tuesday, 9th August 2022;**
- **Tuesday, 16th August 2022;**
- **Tuesday, 6th September 2022; and**
- **Tuesday, 13th September 2022.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or (01935) 423474 or by email on email addresses: mark.chugg@gth.net, george.williams@gth.net or tim.wright@gth.net

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. L.', with a long horizontal stroke at the end.

Greenslade Taylor Hunt

Enc Sales brochure