



**Retail Showroom and Storage Building with
Planning Consent for conversion to 2 / 3
bedroom dwelling**

66 Hermitage Street, Crewkerne, Somerset TA18 8ET

GREENSLADE TAYLOR HUNT

Retail Showroom and Storage Building with Planning Consent for Residential Conversion

66 Hermitage Street, Crewkerne, Somerset TA18 8ET

Guide Price £80,000

- **Attractive Position** close to the town centre
- **Planning Permission** for conversion to 2 or 3 bedroom dwelling
- **GIA Approximately 111 sq m (1,200 sq ft)**
- **Alternatively, Suitable** for existing Business Use

Location

- Crewkerne is an attractive and vibrant South Somerset Market Town situated on the A30 between Yeovil (10 miles) and Chard (8miles)
- The A303 Trunk Road linking London to the South West is within easy reach (6 miles) and the M5 (Junction 25) can be joined at Taunton (25 miles)
- Hermitage Street is conveniently located close to the Town Centre accessed off Market Street.

The Property

- The property is a single storey retail showroom property with ancillary workshop and storage accommodation.
- The property has an approximate internal area of 111 sq m (1,200 sq ft)
- Externally to the rear the property has a good sized garden area

Planning & Proposed Conversion

- Planning Permission was granted by South Somerset District Council under Planning Application No 16/04479/FUL for alterations, change of use and conversion of shop to single storey dwelling.
- Upon completion of the conversion the property will provide a good sized dwelling comprising large kitchen / diner, snug (or third bedroom), utility room, 2 bedrooms and bathroom and rear garden area.
- Further details of the planning permission and plans are available from the sale agents or from South Somerset's Planning website

Services

- Mains Water, Electricity, Gas and drainage are connected to the property

Additional Information

- The property is shown outlined red on the site plan within the marketing particulars

Tenure

- The freehold interest in the property is to be sold with vacant possession

Guide Price

- The property is available at a guide price of £80,000

Viewing

Strictly by appointment with sole agents:-

Robert Clark

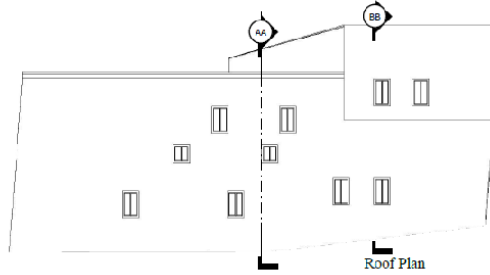
Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

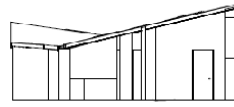
Telephone: **01935 423474**

Email: robert.clark@gth.net

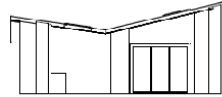
Proposed



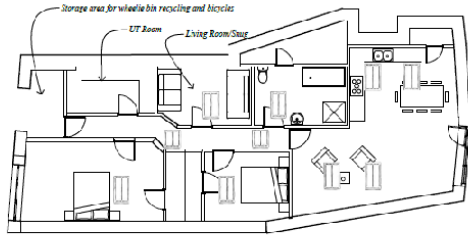
Roof Plan



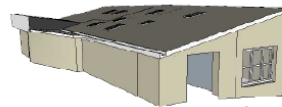
Section AA



Section BB



Floor Plan



Do Not Scale

W.B.L.
04607401010
m. 0797040409

PROJECT
65 Hermitage St.
Rev A

CLIENT
Mr R Chard
Chard Trest
Foundry Square
TA03 0HB

DRAWN BY
DW

DATE
January 31, 2017

DESCRIPTION
Proposed
Plans & sections

SCALE & AS
1:100

DRAWING NUMBER / REV.
6037-000 A

REVISIONS / REVISION
CIP FOR: REMOVED

Proposed

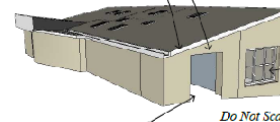


East Elevation

Fascia and rainwater goods
to be black

Cladding replaced with render
all new render to match existing

Revision to east elevation window,
tilt and turn allowing for inward opening
and meeting fire regs escape window
(720*1700 opening - 1.22m2)



Do Not Scale

Front storage area for wheelie bin/recycling and bicycles

W.B.L.
04607401010
m. 0797040409

PROJECT
65 Hermitage St.
Rev A

CLIENT
Mr R Chard
Chard Trest
Foundry Square
TA03 0HB

DRAWN BY
DW

DATE
January 31, 2017

DESCRIPTION
Proposed Elevations

SCALE & AS
1:100

DRAWING NUMBER / REV.
6037-000 C

REVISIONS / REVISION
Front window changed
& added landscaping



Scale 1:1250

Location Plan



Scale 1:500

Block Plan

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