

SITE WITH DEVELOPMENT POTENTIAL INC. 3 BEDROOM BUNGALOW WITH GARAGE



GREAT ELM,
SOMERSET,
NR. FROME

FOR SALE

GREAT ELM, NR. FROME, SOMERSET, BA11 3NZ

OVERALL SITE AREA APPROX. 0.843 (0.341 HECTARES)

LOCATION

The property is located in the heart of the village of Great Elm which lies 2.5 miles north of Frome, 14 miles south of Bath and 24 miles south of Bristol. The property is accessible via the A362 1 mile to the east whilst the A361 and A350 provide access to the M4 Motorway Junction 17 at Chippenham 26 miles to the north.

DESCRIPTION

The property comprises a gently southward sloping site and is located on the south side of the main road providing access through the village and connecting the A362 1 mile to the east with Mells 1 mile to the west. The site is bounded by stone walls, fencing and hedges and it is informally surfaced.

The site was previously used as a haulage yard.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**

"HIGH WALLS"

The site includes a detached bungalow "High Walls".



Detached residential bungalow constructed in the 1960's comprising the following rooms:

- Entrance Hall
- Lounge / Dining Room - 'L' Shaped
- Conservatory
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- W/C
- Gardens to front and rear
- Double Garage

The bungalow is currently let on an Assured Shorthold Tenancy. Further details are available upon application.

AREA

Overall site area approximately 0.843 acres (0.341 hectares).

TENURE

The site is freehold and is offered with vacant possession throughout.

GROUND CONDITION REPORT

A ground condition report is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The bungalow has the benefit of an Energy Performance Certificate "E rating - 44".

PLANNING

The site was previously used as a haulage yard. The site has development potential subject to a planning consent. Further information is available upon request.

GUIDE PRICE

Offers are invited in excess of £650,000 on an unconditional basis.

Further details of the sale process and conditions are available upon request.

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWINGS

Strictly via sole agents:

Andrew Hardwick:
andrew.hardwick@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial

**SUBJECT TO CONTRACT NOVEMBER 2013
(UPDATED SEPTEMBER 2020)**

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Former Haulage Yard and "High Walls Bungalow" at Great Elm Frome BA11 3NZ

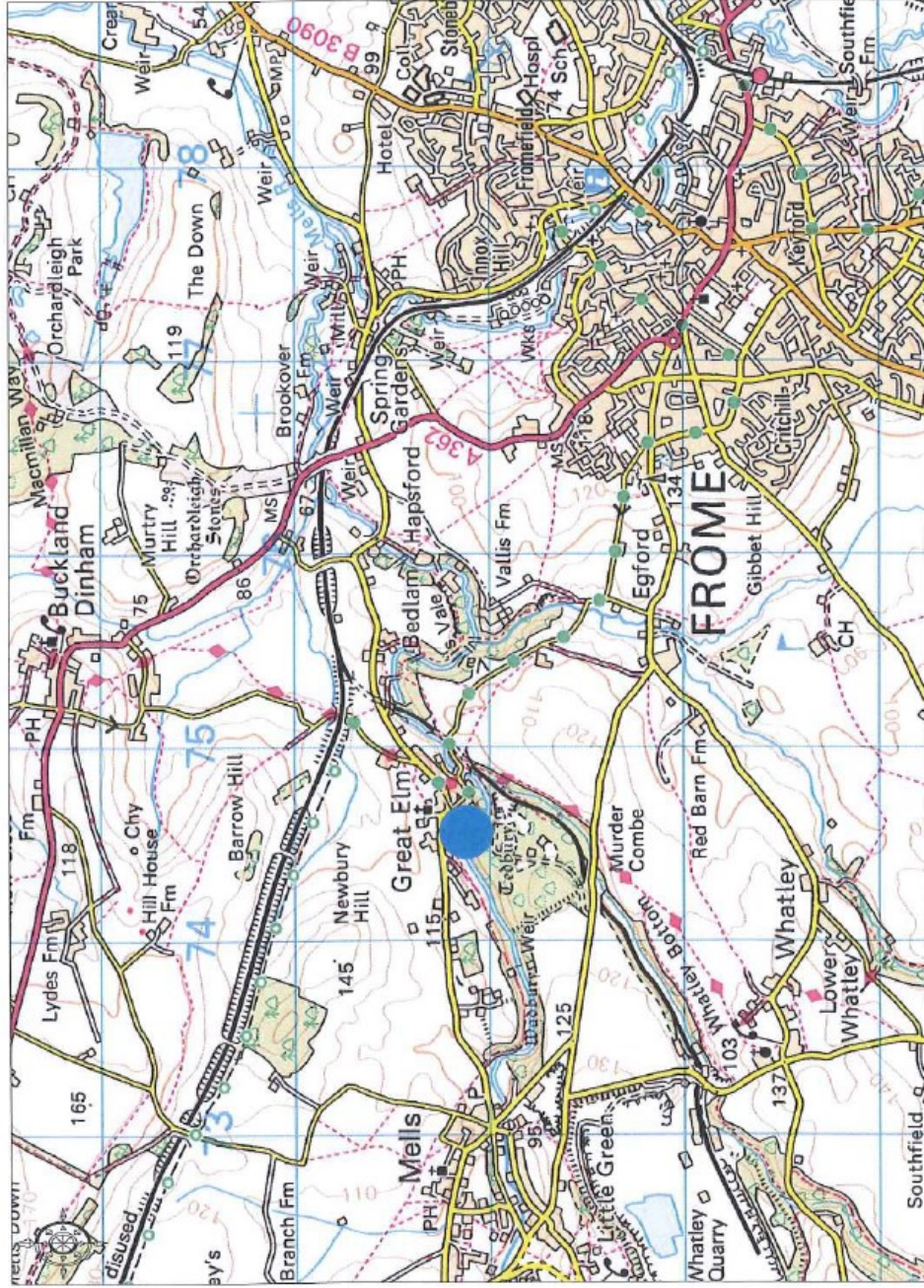


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Plan for identification only

Former haulage yard and "High Walls" bungalow Great Elm



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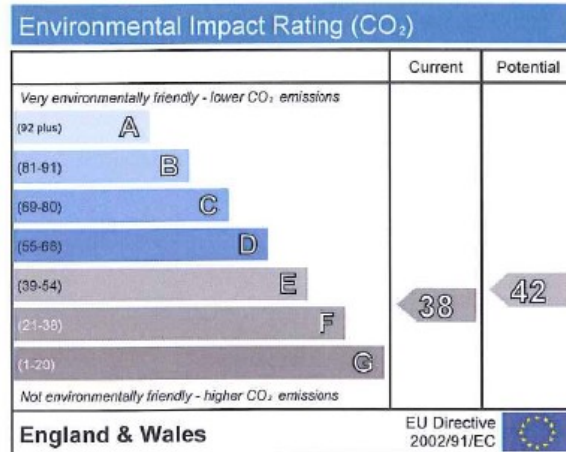
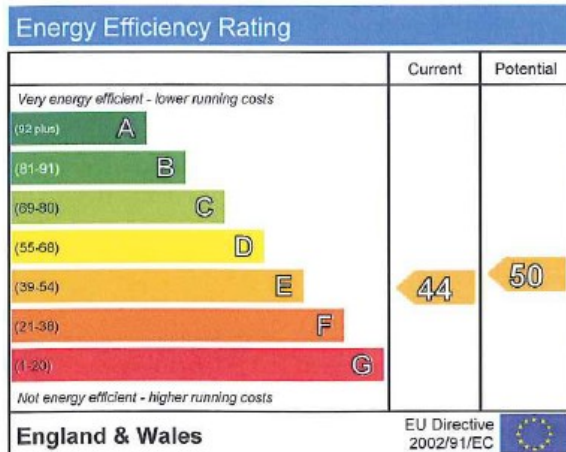
Energy Performance Certificate



High Walls
Great Elm
FROME
Somerset
BA11 3NZ

Dwelling type: Detached bungalow
Date of assessment: 02 December 2008
Date of certificate: 02 December 2008
Reference number: 9356-2852-6025-0108-6685
Total floor area: 125 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	334 kWh/m ² per year	298 kWh/m ² per year
Carbon dioxide emissions	8.7 tonnes per year	7.8 tonnes per year
Lighting	£85 per year	£57 per year
Heating	£982 per year	£880 per year
Hot water	£170 per year	£161 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome