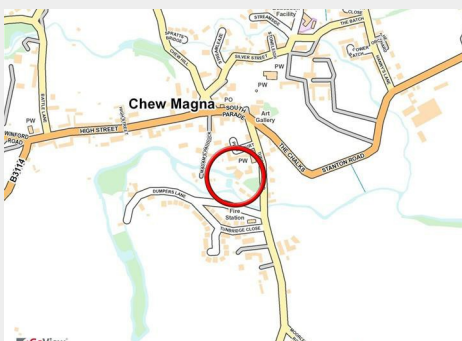
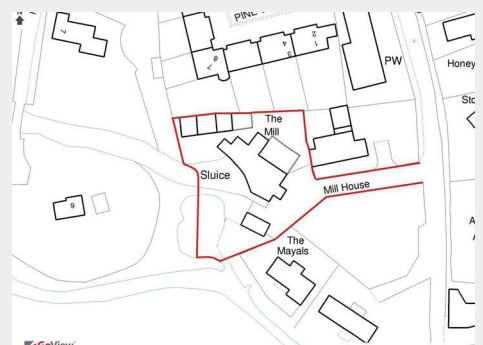


The Water Mill, Tunbridge Road, Chew Magna, Bath and North

Sold @ Auction £400,000



- For Sale By Public Auction
- Wednesday 21st February
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- FEBRUARY 2018
- (6166 Sq Ft)
- REQUIRES COMPLETE MODERNISATION
- DEVELOPMENT POTENTIAL
- HEART OF CHEW MAGNA VILLAGE

Hollis Morgan FEBRUARY AUCTION - A Freehold Period WATER MILL and OUTBUILDINGS (6166 Sq Ft) in the heart of CHEW MAGNA VILLAGE with DEVELOPMENT POTENTIAL.

The Water Mill, Tunbridge Road, Chew Magna, Bath and North East Somerset, BS40 8SP

Accommodation

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN FEBRUARY AUCTION ***

GUIDE £375,000 +++
SOLD @ £400,000

LOT NUMBER 28

Wednesday 21st February 2018

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

THE PROPERTY

Tunbridge Mill is a Freehold Water Mill dating from the mid 1800's in the heart of Chew Magna Village - It is extremely rare for property of this nature in such a sought after location to become available.

We understand the Mill ceased operations in the 1950s and has been used for light industrial purposes as well as long periods spent vacant.

In 2010 planning was granted (Renewal of application 07/02583/FUL) for Conversion, redevelopment and refurbishment of former Mill site to provide B1(a), B1(b), B1(c) and D1 use floorspace.

In the last 10 years a charity has occupied the outbuildings as offices and the Mill has been used for storage purposes.

*** THE PROPERTY IS NOT LISTED ***

LOCATION

Chew Magna is probably one of the most desirable villages in the Chew Valley with it's quintessential English village atmosphere and a plethora of desirable properties encompassing many periods of building. The Mill lies in the centre of this picturesque village on Tunbridge Road just before the River Chew. Chew Magna has excellent facilities, a church and comprehensive and private schools as well as a variety of local shops and a pub.. Bristol Airport is within a short distance and the cathedral cities of both Bristol and Bath are very easily reached. There are high speed train services available to most parts of the country from Bristol (Temple Meads) whilst the M4 & M5 motorway network is also easily accessible.

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT

We understand informal discussions have been held with BANES and positive responses were received with regards a residential development of the site for a single or multiple dwellings using the existing footprint (6166 Sq Ft) with some scope to rearrange the site layout.

We understand no formal residential planning has been sought on the site. All residential development of the site subject to gaining the necessary consents.

COMMERCIAL USE / DEVELOPMENT

There is scope to upgrade the existing facilities under the planning granted and potential for further commercial development of the site subject to consents.

Floor plan

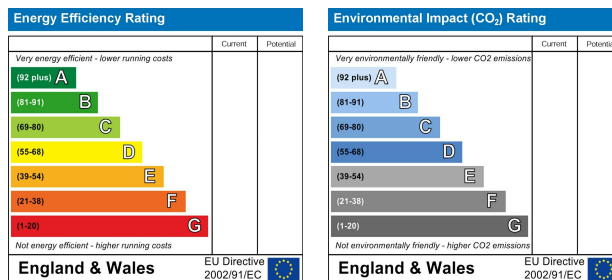


Total area: approx. 572.9 sq. metres (6166.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorsplan Produced by Westcountry EPC
Plan produced using PlanIt

EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.