





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

Carter Jonas LLP

St Catherine's Court Berkeley Place Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Andrew Hardwick

Partner 0117 922 1222 | 07771 820053 andrew.hardwick@carterjonas.co.uk

IMPORTANT INFORMATION

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

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:

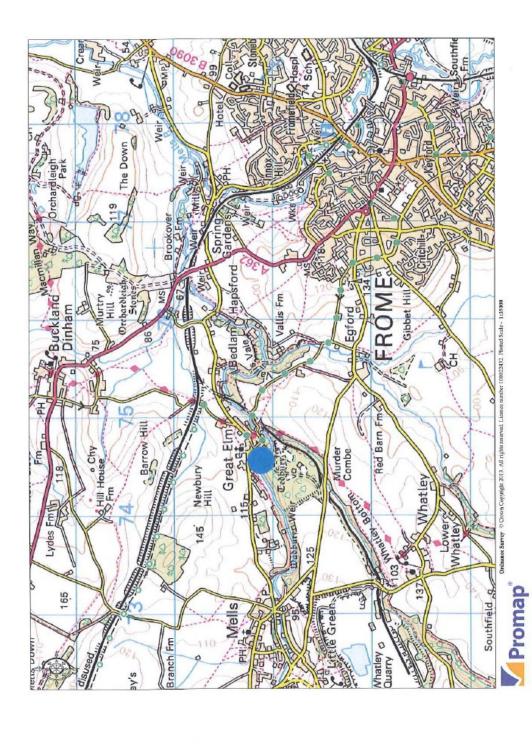
carterjonas.co.uk/commercial

SUBJECT TO CONTRACT NOVEMBER 2013 (UPDATED SEPTEMBER 2020)

IMPORTANT INFORMATION



Plan for identification only



Energy Performance Certificate



High Walls Great Elm FROME Somerset BA11 3NZ Dwelling type: Date of assessment:

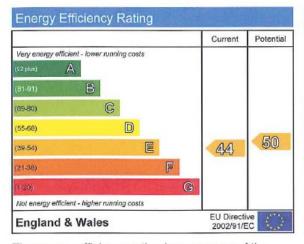
Detached bungalow 02 December 2008 02 December 2008

Date of certificate: 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.

Environmental Impact Rating (CO2) Current Potential Very environmentally friendly - lower CO2 emissions A (92 plus) B C (69-80) 55-68 E (39-54) 42 38 Not environmentally friendly - higher CO2 emissions **England & Wales**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) 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/m² per year	298 kWh/m² 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