

lot 33

Wincanton Health Centre, 9 Carrington Way Wincanton, Somerset BA9 9JY

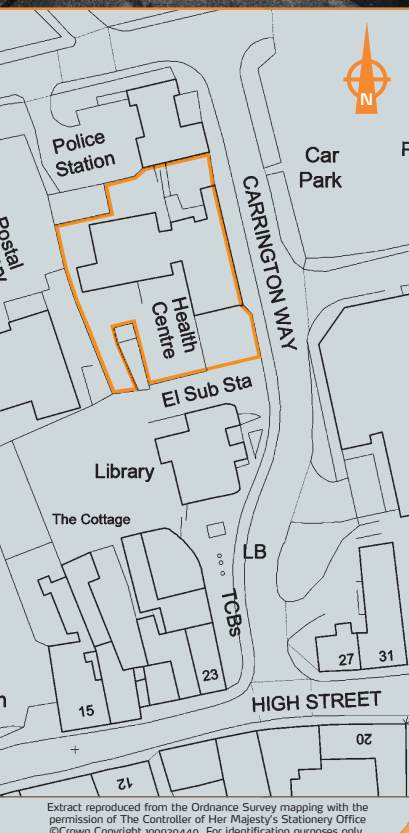
To be offered
with Vacant
Possession

Freehold Former Health Centre
with Development Potential
(Subject to Consents)

- D1 Use Class former NHS Health Centre
- Change of Use and Residential Development Potential (subject to consents)
- Prominent Town Centre location opposite free car park

- Nearby occupiers include Co-op supermarket, the Postal Delivery Office, Police Station and Boots The Chemist
- Approximate site area 0.12 hectares (0.27 acres)

On Behalf of
NHS Property
Services



Location

Miles: 15 miles north-east of Yeovil,
37 miles south of Bristol,
114 miles west of London

Roads: A303

Rail: Templecombe Train Station (3.6 miles)

Air: Bristol Airport (26 miles)

Situation

Wincanton is an historical town in the south of Somerset located on the A303, the main route between London and the South West of England. The property is located just off the High Street, next to Wincanton's police station, the town's library and opposite a large free car park as well as a Co-op supermarket.

Description

The property comprises a former NHS health centre which was originally constructed in 1973 to provide ground and lower ground floors with offices, consultation rooms and ancillary accommodation. There is a main ground floor entrance to the front as well as lower ground floor access to the rear. Approximate site area 0.12 hectares (0.27 acres)

Planning

The property has D1 Use Classification - non residential institutions, but may have the potential for conversion to alternate use or for residential redevelopment - all subject to the necessary consents. A planning feasibility study report together with an indicative scheme for 7 dwellings has been produced, details of which are available to download together with the legal pack at www.acuitus.co.uk For planning enquiries please contact South Somerset District Council www.southsomerset.gov.uk Tel: + 44 (0)1935 462 462.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Accommodation

Floor	Use	Floor Areas (Approx)	
Ground	Health Centre	252.69 sq m	(2,720 sq ft)
Lower Ground	Health Centre	103.12 sq m	(1,110 sq ft)
Totals		355.81 sq m	(3,830 sq ft)

For further details please contact:

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Jones Lang LaSalle



Solicitors:

Bevan Brittan LLP
Kings Orchard, 1 Queen Street, Bristol BS2 0HQ.
Tel: +44 (0)870 194 3078.
Email: nhpsauctions@bevanbrittan.com
Ref: Catherine Lee.