



A SUBSTANTIAL VICTORIAN FACTORY BUILDING WITH DEVELOPMENT POTENTIAL.
PLANS PREPARED TO CONVERT TO 12 ATTRACTIVE TERRACED HOUSES.



Factory Building at Former Dairy Crest Site, Chard Junction TA20 4LL
Offers in excess of £350,000 invited



DESCRIPTION

An attractive stone and tiled Victorian structure with a brick built factory unit alongside which are eminently suitable for conversion to residential use (Subject to Planning) together with land alongside which may also have development potential.

Suggested conversion plans have been prepared to provide 12 terraced houses (4 x 80 m. 2. and 8 x 62.5 m. 2.). All units will have their own outdoor amenity space and parking for 1 car (additional spaces can be created on the site). A planning application has not been submitted.

To the South West is a parcel of land which it is believed will have potential for new builds.

Please note: a recent flood risk assessment indicates that the adjacent offices and club buildings may also be suitable for redevelopment. A copy of the report is available on request.

Chard Junction (originating with a railway station between Axminster and Chard, closed in the Beeching cuts in the 1960's but there is now pressure to try to reopen it) includes a number of houses and cottages and also business units. It is about 4.5 miles south of the Somerset town of Chard and 5 miles north of the historic Devon market town of Axminster with the Jurassic Coast some 6 miles further south.

Adjacent to this building is the former social club and single storey offices and at a slightly lower level is an extensive area of hardstanding alongside the River Axe. These are also available as a whole or part and the Vendors would consider granting an option to purchase if required by the buyer of the main building.

The property is part of the former Dairy Crest Creamery. The majority of the buildings were demolished in 2016 following closure in 2014.

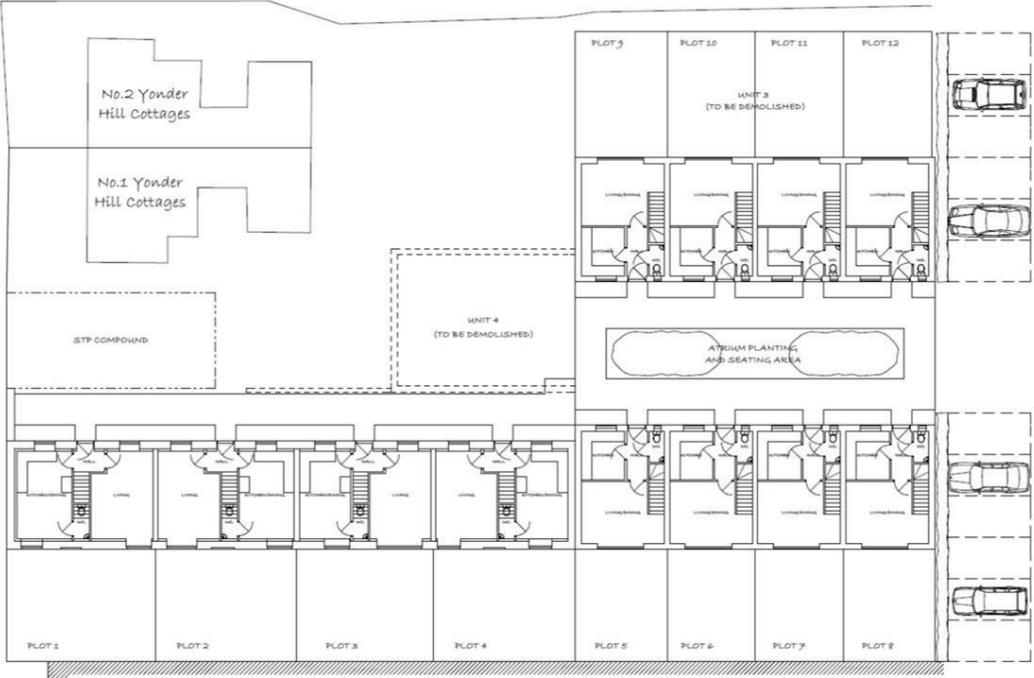
The hardstanding area, offices and part of the club building are in Flood Zone 3 but development of part may be possible with appropriate floor modelling and flood prevention works.

DIRECTIONS

From Axminster take the A358 towards Chard and after about 3.5 miles turn right just past Tytherleigh (B3167). Continue down Perry Street for about 1.25 miles and at the crossroads turn right (Station Road), proceed for approximately 1/2 mile, past the level crossing, and the site will be found shortly on the right.

VIEWINGS

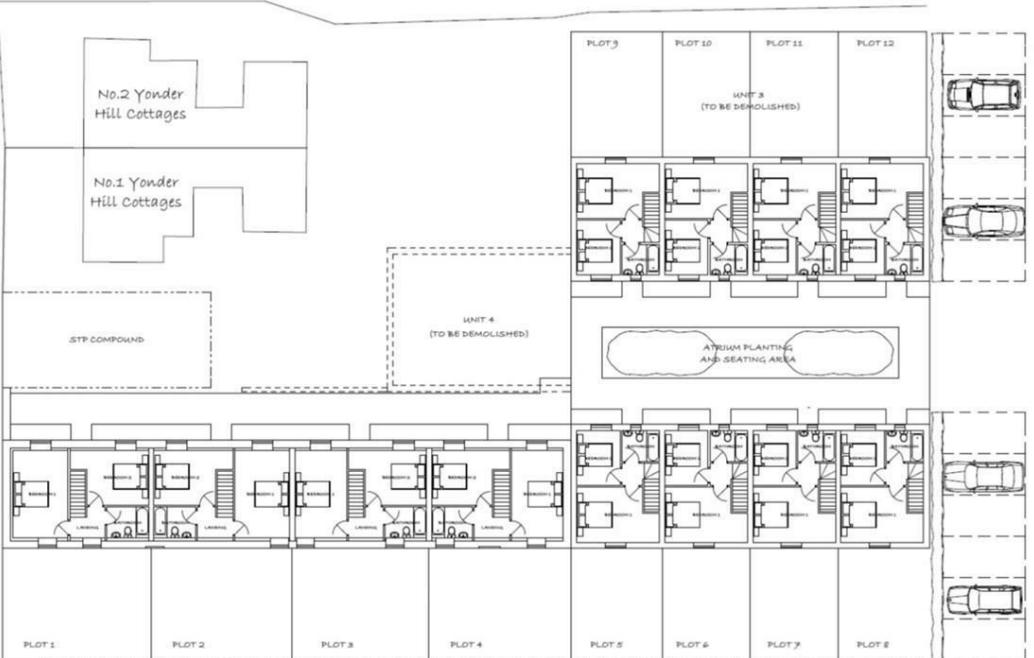
Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.



Sketch Ground Floor as Proposed

FOR: Montanna Development Group Ltd
 SITE: Former Dairy Crest Site, Chard Junction Somerset TA20 4LL
 PROJECT: Conversion of Existing Warehouse Buildings into 12 Residential Units
 DESCRIPTION: Ground Floor as Proposed
 DATE: July 2021
 SCALE:
 DRWG NO: CCWSP2


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Sketch First Floor as Proposed

FOR: Montanna Development Group Ltd
 SITE: Former Dairy Crest Site, Chard Junction Somerset TA20 4LL
 PROJECT: Conversion of Existing Warehouse Buildings into 12 Residential Units
 DESCRIPTION: First Floor as Proposed
 DATE: July 2021
 SCALE:
 DRWG NO: CCWSP3


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NOTES:

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 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
- 2.3 **Plans where shown are for identification purposes only – not to scale.**
- 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4481**