



## **BUILDING AT HEADWEIR HOUSE**

Wick Lane, Stogursey, Bridgwater, TA5 1QH

**POA**

**Tamlyns**

# PROPERTY DESCRIPTION

## Description

Detached rural building, suitable for a variety of commercial purposes subject to gaining the necessary consents.

The building is single storey, amounting to approximately 280m<sup>2</sup> (3,013.89 sq.ft<sup>2</sup>).

## Situation

The building is located approximately 9.3 miles north west of the Somerset town of Bridgwater. The site is located within very close proximity of Hinkley point, approximately 1 mile to the north west.

## The local area\*

9.3 miles – Bridgwater

15.6 miles – Taunton

46.6 miles – Bristol

\* Distances are approximate & sourced from Google Maps

## Local Authority

Sedgemoor District Council. | EPC Rating: TBC.

Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER  
INFORMATION ON THIS PROPERTY PLEASE CONTACT  
OUR SALES TEAM

**01278 458 241**

agricultural@tamlyns.co.uk



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The building is approximately 280m<sup>2</sup> consisting of one storey accommodation. The site benefits from a reasonable sized outside space, providing great opportunity for car parking.

The property is constructed of steel portal frame, under steel profile sheeted roof, with part timber and stone cladding, UPVC guttering and double glazed windows.

The building offers potential for a variety of commercial purposes, subject to gaining the necessary consents.

## Services

Mains Water, Mains Electric and Oil Fired Heating.

## Viewings

The property may be viewed at any reasonable time, by appointment. The selling agents will be pleased to meet any interested parties on site by prior arranged appointment.

## Directions

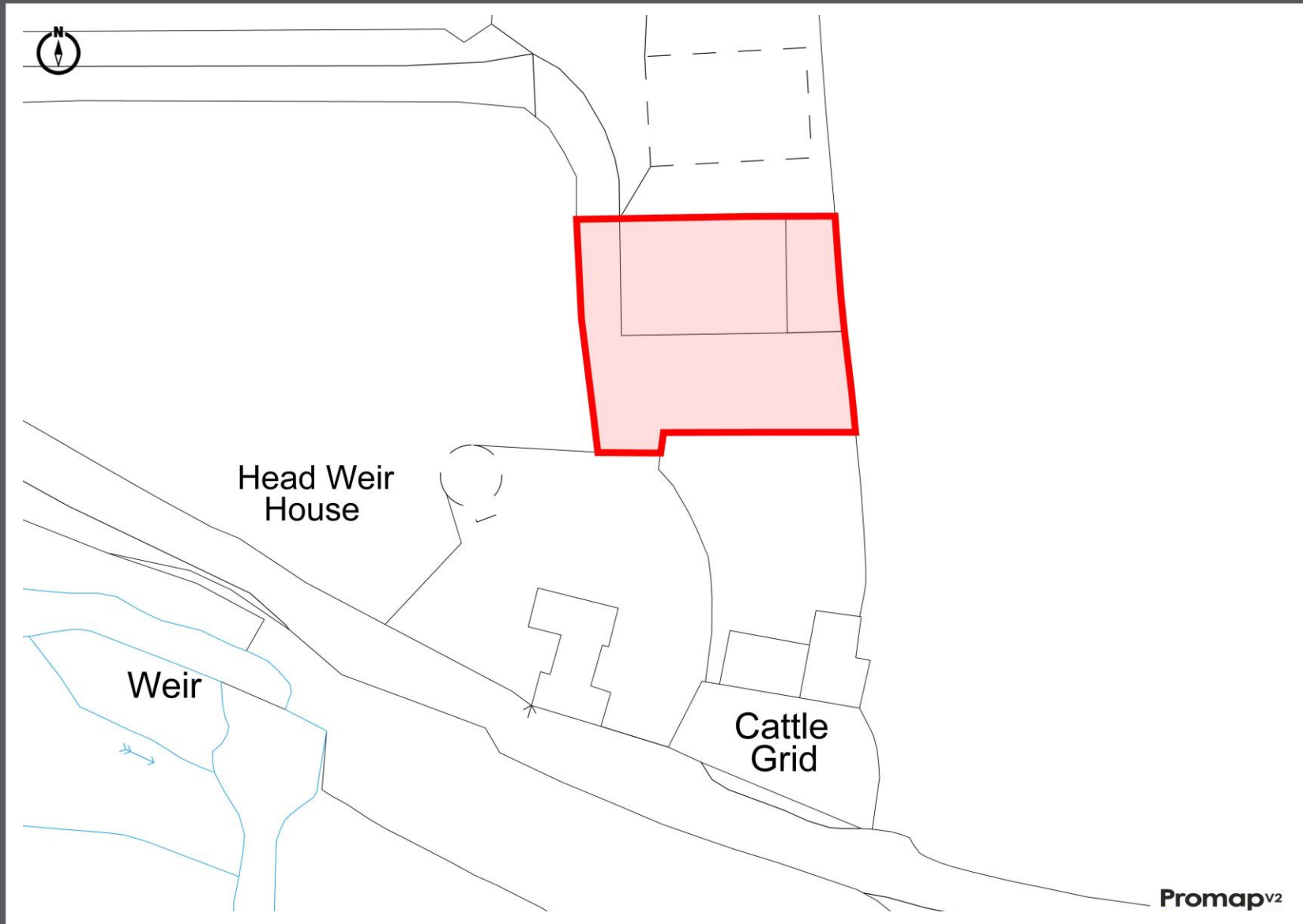
**From Bridgwater** head westerly out of the town, towards Cannington, along Quantock Road. As you reach the outskirts of Cannington, at the roundabout take the first exit onto the A39 within 1 mile you will reach the next roundabout take the second exit onto Cannington Bypass. Follow signs to Hinkley Point, remaining on this road for approximately 5 miles until you come to a cross roads just before Hinckley Point. Turn right handed onto the road signposted "Headweir House", continue along here until you reach a left hand turning and is identified with a "Tamlyns For Sale Board.

## Important Notice

Tamlyns for themselves and the Vendors of the property, whose agent they are, give notice that:

1. These particulars do not constitute a contract nor any part of any contract.
2. All statements contained within these particulars as to this property are without responsibility on the part of Tamlyns or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as state or representation of fact.
4. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors does not make or give, and Tamlyns nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

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