



For Sale

Guide Price
£250,000 + VAT

The Former Knowle Inn, 115 Bath Road, Bawdrip,
Bridgwater, Somerset TA7 8PN

c0.42 Acres

Summary

- Rebuild pub opportunity
- Fire damaged in 2022
- Former detached roadside Inn
- c0.42 acre site
- Strong transport links, close to M5
- Previous ground floor area c3,000 sqf
- Available for sale on an unconditional basis

Location:

Bawdrip in a village and parish in Somerset to include the hamlets of Knowle, Horsey and Bradney with a last reported population of 506. The largest town is Bridgwater, approximately 4 miles and there are a number of villages with the vicinity.

The property is situated on the A39 Bath Road on the corner with Crancombe Lane, approximately 2 miles from the M5 (junction 23). Pioneering development site www.thisisgravity.co.uk is nearby and will bring considerable long term benefits to the area.

Description:

A broadly rectangular plot of 0.42 acres bordered by the A39 to the Southern boundary, Crancombe Lane to the West and mixed woodland/farmland to the North and East.

Following a significant fire in 2022 the site is for sale as seen.

Accommodation:

Working from the licencing plan available via the local authority planning portal the ground floor footprint is circa 274 square meters/3000 square feet with ground floor trade areas around a central bar. We understand that there was living accommodation, to include two letting rooms at first floor. Front and rear beer garden and customer car park.

Planning:

Sui generis for pub use. Suitable for demolition and reinstatement of existing use.

The site may offer the potential for a variety of either residential or commercial development uses, subject to all the necessary consents being obtained.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £0 due to the fire damage, Previous listing at £18,000. Council tax band A

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available on an unconditional basis for the freehold land and buildings.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

Due to the condition of the building no internal inspections. The site may be viewed from the road.



CONTACT THE AGENT

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