



**FOR SALE**

16 Hendford, Yeovil, BA20 1TE  
£275,000

 **ORCHARDS**  
ESTATES

Residential Development Opportunity.

Planning Permission Granted.

Listed Building Consent Granted.

Phosphate Credit Granted.

This former commercial premise, a well known guitar and music shop for many years has been approved for conversion from a commercial premises to a residential opportunity so close to the centre of town and within walking distance to shops as well as large employment centres such as the hospital and Leonardo's.

£275,000



## LOCATION

Yeovil is the commercial centre for the area with excellent shopping and leisure facilities. The area is also well served by independent schools including Hazlegrove at Sparkford and Millfield at Street. Sporting facilities in the area include horse racing at Wincanton, Exeter and Taunton, golf at Long Sutton and Windwhistle, neighbouring coarse fishing and water sports on the Dorset coastline. Road links in the area are good with the A303 Exeter to London trunk road just outside Ilchester while the M5 (J25) can be found at Taunton. Yeovil Junction has a direct rail link to London (Waterloo), while Castle Cary has a direct, high speed line to London (Paddington). Bristol International Airport and Exeter Airport are both easily accessible.

## Phosphorus Credit 2024

24/02588/DOC1 Discharge of Condition No. 5 (Allocation Certificate) of Planning Application 23/02563/FUL.

## Listed Building Consent 2024

23/02564/LBC Change of Use from Retail Outlet Class E to Domestic Dwelling C3

## Planning Approval 2024

23/02563/FUL Change of Use from Retail Outlet Class E to Domestic Dwelling C3

## Material Information

- Grade II Listed Building
- EPC Exempt
- Set within the Yeovil Conservation Zone
- Superfast Broadband is available in the area
- Flood Zone 1: Low Risk

## Current Configuration

**Ground Floor:** Consisting of large front reception area, formerly a shop front with large windows. Stairs to first floor and open walkway leading to secondary reception or shop area with fireplace. To the rear is an inner hallway which links to the kitchen area and further on to the large WC.

**Upstairs:** A spacious landing provides access to the front office which was at one time two rooms and housing large front aspect windows. To the rear are another two rooms with rear aspect windows.

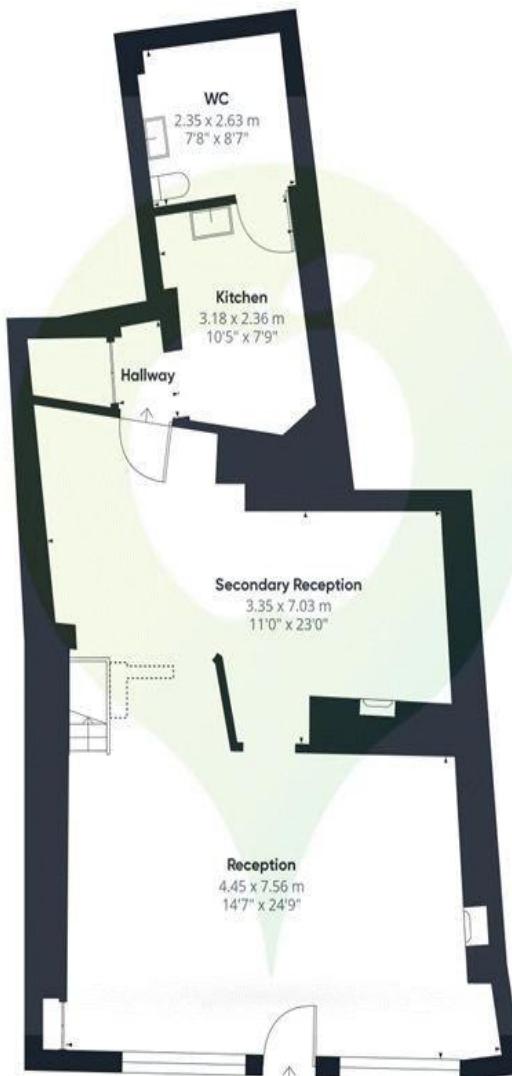
## Proposed Design

**Ground Floor:** Front Area would become a very spacious living room with internal open archway leading to a rear dining room. Both of these spaces would allow a lot of adaptability in terms of layout and modifications. To the rear the inner hallway has a side door which is uncovered and would easily act as a bin storage and then onto the kitchen and finally at the rear, a large bathroom.

**Upstairs:** The front room is outlined as a huge front bedroom which is full width. This could easily be converted later as there are two doorways into this area. To the rear would then become a further two double bedrooms.



**Directions:** Situated at the pedestrian entrance to Yeovil Town Centre at the junction of Hendford, South Street and Waterloo Lane.  
<https://w3w.co/half.duty.over>  
<https://maps.app.goo.gl/h8UzxxS8RSnkVvk59>



**Approximate total area<sup>(1)</sup>**  
129.26 m<sup>2</sup>  
1391.34 ft<sup>2</sup>

**Reduced headroom**  
0.42 m<sup>2</sup>  
4.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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[www.orchardsestates.com](http://www.orchardsestates.com)

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.