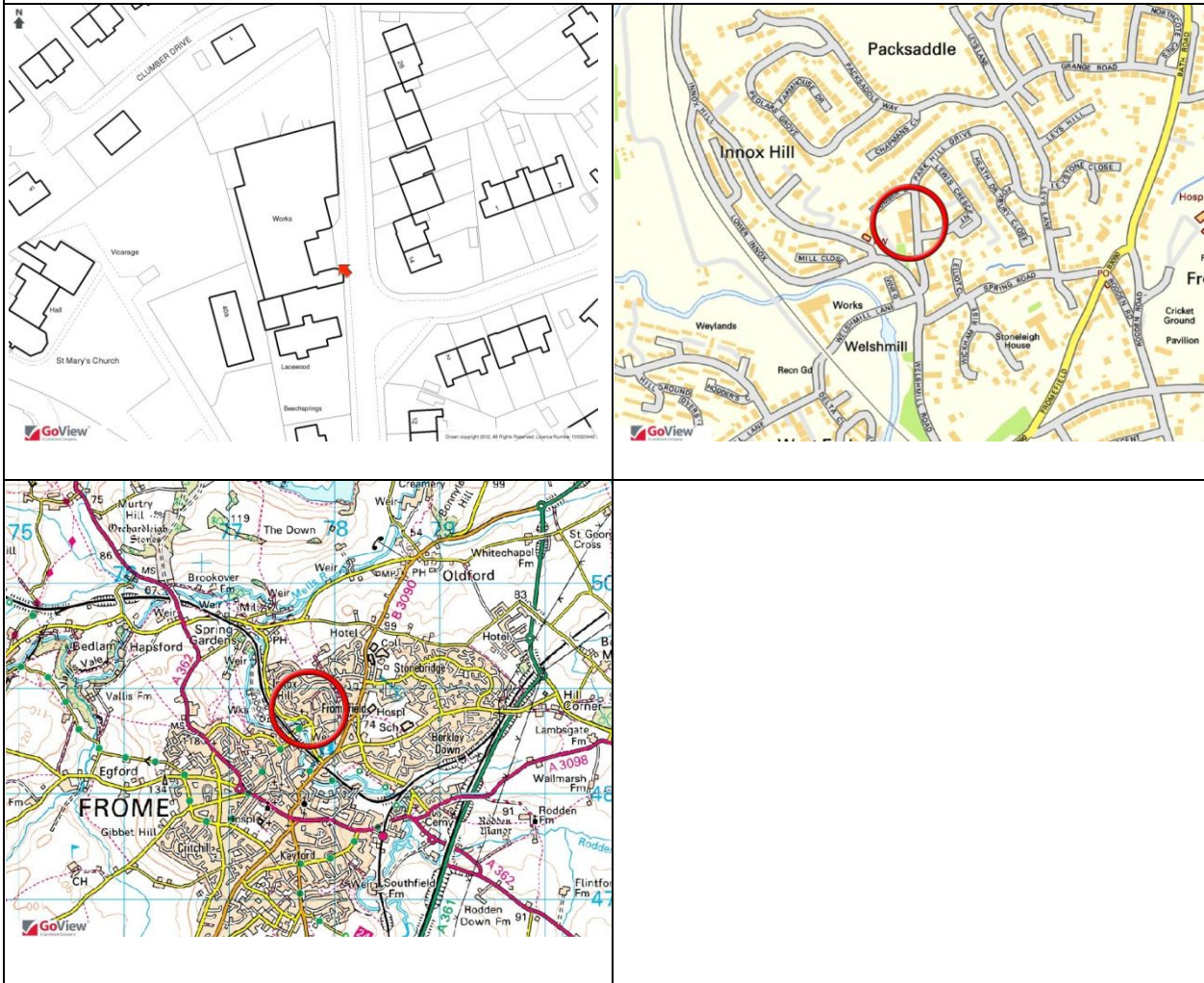


Site No 10 The Welsh Mill, Park Hill Drive, Frome.



Location

The Welsh Mill (also known as the former Vinegar Factory) site, is situated on Park Hill Drive in the Northern part of Frome. The site is not within any conservation area. The surrounding uses are primarily residential with St Mary's Church within close proximity to the West of the subject site. The site is still fairly central being approximately 0.6 miles away from Frome Town Centre, and 1.2 miles away from Frome train station.



Site No 10 The Welsh Mill, Park Hill Drive, Frome.



Description

The site comprises a mixture of stone buildings ranging from 2-4 storeys high. The Northern part of the site is currently used for car parking (approximately 8 cars) as well as for servicing the units.

Unspecified space has recently been advertised through Carter Jonas, although after further investigations they do not actively market any available space there anymore. The site is approximately 0.52 acres (0.21 ha) (22640 sqft). Approximate site cover is 11681 sqft (51.59%).



Site No 10 The Welsh Mill, Park Hill Drive, Frome.



Ownership

No investigation into the ownership of the subject site has been made.

Planning

Subject Site History

There are no live applications on or near to subject site.

Applications within the last five years include Application 2010/0199, where Unit 2 applied for a change of use from light industrial/office to mixed offices/non-residential use. (Approved 2010).

There are no recorded planning restrictions or Tree Preservation Orders affecting this site.

Subject Site Policy

This site does not contain any listed buildings.

This site is not within any conservation area .

Nearby Sites

To the west of subject site, Application 109584/003 extension to the single storey pratten building (Occupied by St Mary's Play Group). (Approved August 1999).

Highway access and services

The site has frontage to Park Hill Drive and has vehicular access to the units on the North Eastern part of the site. The site provides space for one of the units to be serviced from Park Hill Drive. Whereas the other units are serviced (if applicable) from the yard.

It is assumed that all main services are available.

Ground conditions or contamination issues

The site is currently developed and we are not aware of any environmental or ground condition constraints.

Employment Suitability Comments

The site is currently occupied by a number of companies; the main user of space is Freshlook Engineering. Other occupiers include Coretec UK Ltd, Kumon Maths & English Study Centre, ICA Southwest Ltd, House-Hut, Mullet & Co UK Ltd, Cindy's Closet and Skinner Upholstery & Soft Furnishings.

Assessment **

Site No 10 The Welsh Mill, Park Hill Drive, Frome.



SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none">• Currently occupied by a number of various sized companies.• Favourable proportion of site cover.• External yard/servicing space.• Current layout provides onsite car parking.	<ul style="list-style-type: none">• Sloping site• Surrounding uses are primarily residential.
Opportunities	Threats
<ul style="list-style-type: none">• To convert/resize some of the units to suit the needs of the market.	<ul style="list-style-type: none">• If main occupier relocated it may take time to maximise occupancy