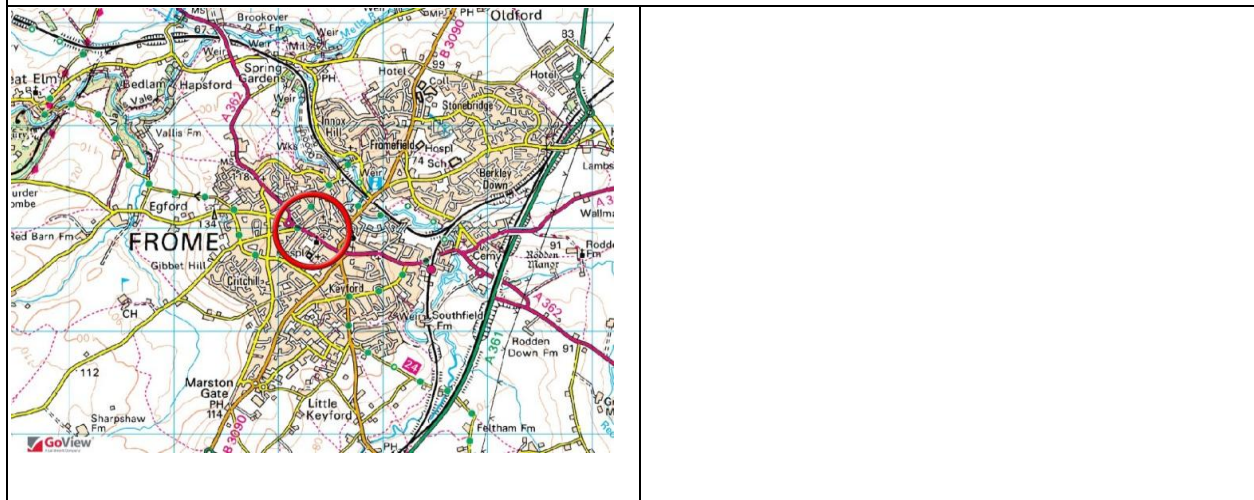
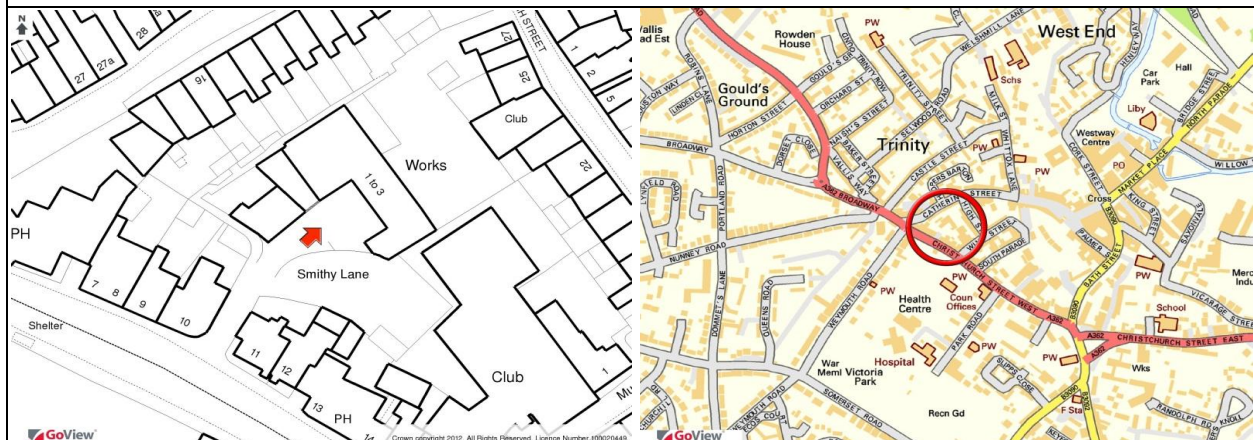


Site No 21 Smithy Lane Site, Frome



Location

The site is situated close to the town centre with Smithy Lane accessible from A362 Christchurch Street West. The surrounding uses are primarily residential on all sides. There is also Frome Conservative Club to the South East and The Royal Antediluvian Order of Buffaloes Club to the North East. The Public House car park is immediately South of the site. This site is located approx 0.3 miles to the Town Centre and 0.8 miles to Frome train station.



Site No 21 Smithy Lane Site, Frome



Description

The premises comprise a one storey workshop with high bay door, attached unit with yard area either side. At the time of visit nobody was on site, and a security gate was in place to deter intruders preventing out a detailed site inspection.

Occupiers include The Somerset Smithy, SW Plumbing and Geraint Davies Picture Framing.

The site provides an approximate area of 0.26 acres/0.1ha (11326 sqft). The approximate site cover is 3431 sqft (30.29%).



Ownership

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

Planning

Subject Site History

No live applications on or near subject site.

There have been no significant applications concerning the subject site Post 1991.

Subject Site Policy

The building is within a conservation area.

There are no listed buildings on the subject site.

No planning restrictions or Tree Preservation Orders affecting this site.

Site No 21 Smithy Lane Site, Frome



Nearby Sites

Listed buildings 11, 12 and the Public House Christchurch Street West (Adjacent to access road). As well as 10-18 Phoenix Terrace (North West of subject site).

Application 107958/006 concerning Rose Cottage & The Bakery (Adjacent to the South West of subject site) retrospective change of use to residential (Approved June 2000).

There have been a small number of minor alterations to nearby domestic properties.

Highway access and services

Smithy Lane is accessible from A362 Christchurch Street West. Access is unsuitable for Heavy Goods Vehicles.

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 poor site access will limit the type of potential occupier for this edge of town centre location but the site appears to be well occupied and provides accommodation for local businesses. Adjacent residential property would possibly restrict heavier types of uses.

Assessment **

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> Proximity to transport links and Town Centre. Currently multi-occupied 	<ul style="list-style-type: none"> Surrounded by residential. Poor site access, although does have some form of front and rear access
Opportunities	Threats
<ul style="list-style-type: none"> Current site coverage allows for future expansion 	<ul style="list-style-type: none"> Lack of on-site parking and challenging vehicular access may limit future development

