



## Hill View Farm, Ashcott

Farmhouse, annexe, and development plot

Guide Price £850,000

COOPER  
AND  
TANNER

# Hill View Farm

## 22 Bath Road

### Ashcott

### TA7 9QT

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**Freehold £850,000 | Available as a whole or in two lots**

- Farmhouse in need of improvement
- Two bedroom annexe
- Barn with Prior Approval for two dwellings
- Total area approx. 2.1 acres, as edged red overleaf
- Excellent views to the south

Hill View Farm comprises a four bedroom farmhouse, two bedroom annexe, agricultural building with 'Class Q consent' for two dwellings. Set in a total of approximately 2.1 acres.

Benefitting two entrances from the A39 (Bath Road) making it suitable division and is available as a single lot or in parts. Lot 1 being the farmhouse and annexe and Lot 2 being the Class Q development opportunity (identified hatched blue).

There is potential for additional land/variation of the boundaries, subject to negotiation, in relation to the fields to the immediate east and west. Also owned by the Vendors.

The property would suit either those looking for multi-generational living or as a development opportunity.

#### **Description (Lot 1) Guide £625,000**

The farmhouse is currently unoccupied and in need of renovation throughout. The accommodation comprises ground floor utility room, WC, split level kitchen, sitting room, dining room. The first floor there are four bedrooms family bath and a separate WC. There is a lean-to covered car port and a good size enclosed garden.

To the rear there is a detached two bedroom barn conversion, completed approximately 10 years ago, benefitting an attached garage, gardens and ample parking. The annexe is subject to an occupancy restriction limiting the occupation to that incidental to the farmhouse.

#### **Description (Lot 2) Guide £225,000**

Former agricultural building with Class Q Prior Approval for the change of use from agricultural to residential. It will provide semi-detached two bedroom and three bedroom dwellings plus integral garage. Application 01/ 23/00015, full details and plans available from the agents. CIL liability of £31,772.22 will be due on the development.

There is a modest curtilage around the buildings and additional agricultural land to the south is also included, as identified hatched blue.



## Location

Situated to the south of Bath Road (A39) on the edge of the village of Ashcott. Street is approximately 3 miles east and provides a full range of everyday amenities and services, including Clarks Village Outlet Shopping Centre and well known for its schooling at Millfield School. Bridgwater is approximately 10 miles west.

## Services

We understand that the property is connected to mains water, gas, drainage, and electricity.

The annexe is currently supplied with electricity and water via the farmhouse. The farmhouse and annexe have gas central heating.

## Agents Note

We are informed that the ground to the immediate south of the agricultural building is 'made up ground' following the in-fill of a former silage clamp.

## Method of Sale

The Property is being offered for sale by Private Treaty. Offers are being invited as a whole or in two lots as per the lotting plan.

## Viewings

Strictly by appointment only with the selling agents Cooper and Tanner via their Street Office.  
Tel. 01458 840 416

## Rights of Way and Easements

If Lots 1 & 2 are sold separately, Lot 1 will need to retain a right of access to the agricultural track. The site is crossed by mains sewer drains and water running through the farmyard.

The site is sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, easements, covenants etc. whether referred to in these particulars of Sale or not. Purchasers are advised to make their own enquiries as to the presence of any Rights of Way and Easements.



### Local Council

Somerset Council

### VAT

Not elected for VAT.

### Tenure

Freehold, vacant possession upon completion.

### Energy Performance Certificates

Farmhouse – E/50 Annexe – B/86  
Copies on request.



### Road Links

- Adjacent A39
- Junction 23 M5 – 9 Miles



### Train Links

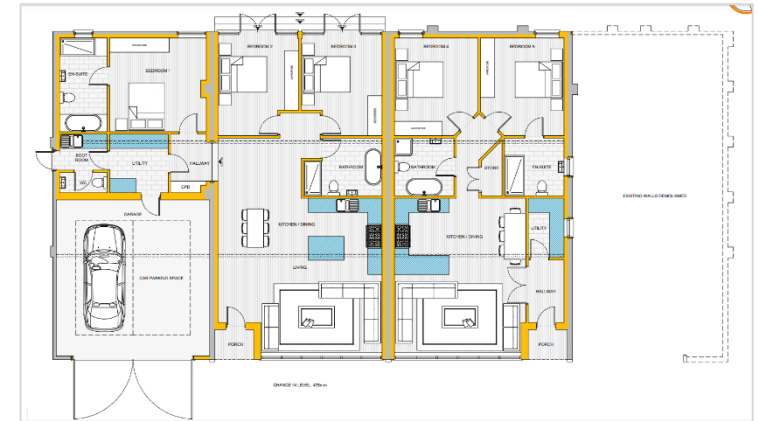
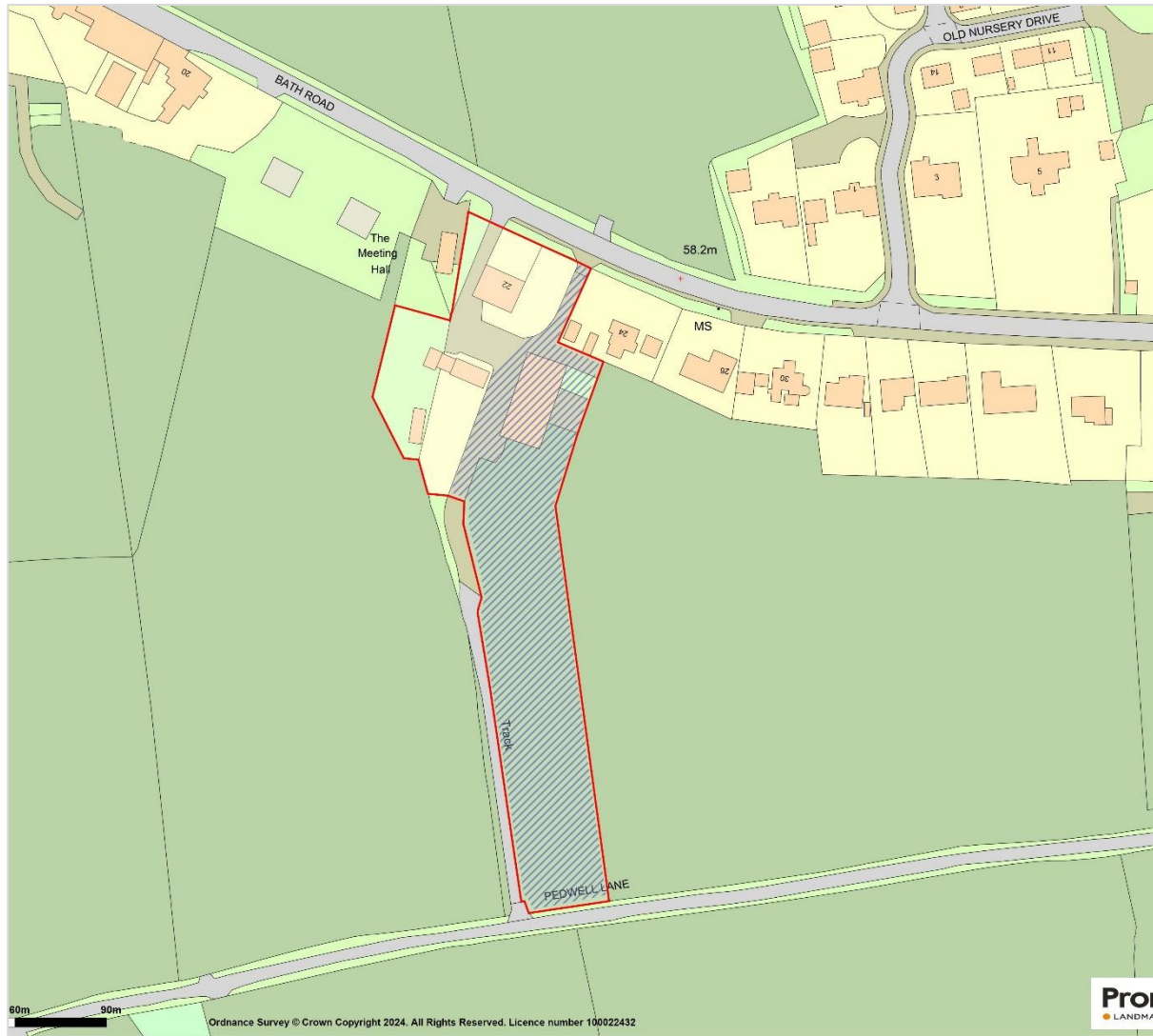
- Bridgwater



### Nearest Schools

- Ashcott Primary School
- Street
- Bridgwater

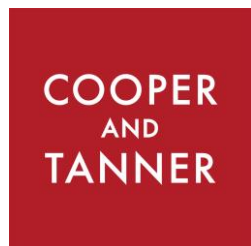




WEST ELEVATION (SCALE 1:100)



EAST ELEVATION (SCALE 1:100)



DEVELOPMENT DEPARTMENT  
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 6 The Bridge, Frome, BA11 1AR T. 01373 455060  
[development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)  
[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)



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