

BARDON BARN

WILLITON • SOMERSET • TA23 0PY

Class Q Development Opportunity



An exciting and rare opportunity to purchase a large barn with Class Q permission for conversion, located in a peaceful rural location yet less than 2 miles from the North Somerset Coast.

LOCATION

Bardon Barn is located close to the village of Washford as well as the larger settlements of Watchet and Williton with both offering a range of amenities including a butchers, bakery, shops and schools. The county town of Taunton is approximately 16 miles away. Transport links such as the M5 and national rail services can be found here (London Paddington 1hr 45 approx.) as well as a vast range of supermarkets, restaurants and shops. A number of independent and state schools can be found in Taunton as well as Richard Huish 6th form college.

Class Q permission was granted in January 2023 for the full conversion of the largest building to be turned into two semi-detached properties.

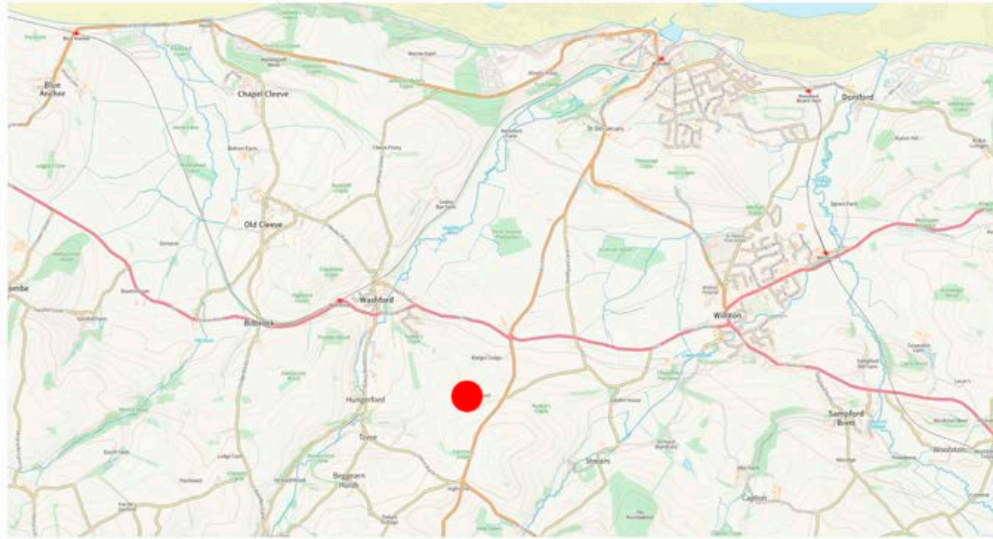
The building marked in red is to be converted, whilst the building marked in black is to be demolished as per planning.

The planning application can be viewed on the Somerset Council planning portal website - <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/> under the reference number ABD/39/22/001. All potential purchasers must satisfy themselves with the conditions of planning.





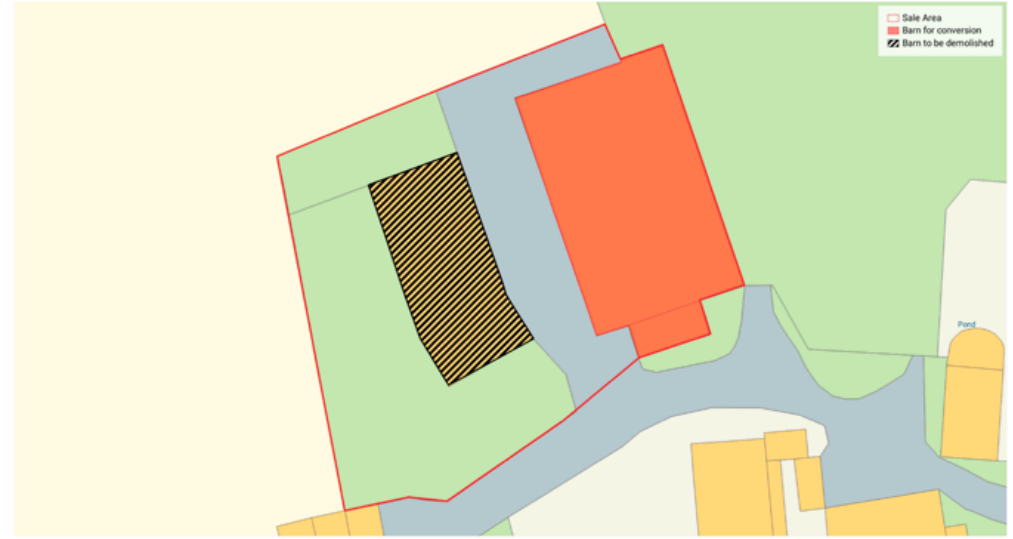
Bardon Barn Location Plan



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Bardon Barn - Plan



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FURTHER INFORMATION

Services

There is a shared private water supply to the property. This is supplied by a borehole and is located in the vendors retained land.

There is also a mains electric supply to the buildings. The site currently has no mains drainage. Any purchaser will need to satisfy themselves with the capacity of all services.

The vendors would be open to negotiations with regards to possible septic tank/treatment plants in the surrounding retained land.

Costs

All parties are to bear their own legal costs.

Access

Access to the property is via a shared driveway with the barns located at the end of the track. The purchaser of the barns will be granted a right of way over this track.

Local Authority

Somerset Council, County Hall, The Crescent, Taunton TA1 4DY
www.somerset.gov.uk

Offers and Method of Sale

Offers are invited for the freehold interest for the whole property.

Postcode

TA23 0PY

what3words

[driveways.stirs.robos](https://www.what3words.com/driveways.stirs.robos)

Viewing arrangements

Viewing is strictly by appointment only.

Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property.

Viewers visit the property at their own risk.

For all enquiries, please contact either Richard Wedgwood or Tom Morrison from the Savills Taunton office on 01823 445 030.



IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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