



Land and Buildings at Paye Farm



Land and Buildings at

Paye Farm, Churchstanton, TA3 7RJ

Taunton 8 Miles

A superb range of farm buildings offering huge scope and potential for alternative uses subject to planning consent set within approximately three acres of grounds.

- For Sale By Private Treaty
- Countryside views
- Close to Churchinford Village
- Ideal smallholding/stabling
- Guide Price £200,000 - £225,000
- Yard and range of buildings
- Highly desirable location
- Variety of uses subject to planning
- Freehold

Guide Price £225,000

METHOD OF SALE

The property will be offered for sale by Private Treaty.

SITUATION

The land and buildings are situated near Churchstanton, a small village which includes a School, Church and is close to the village of Churchinford. Situated in the heart of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, surrounded by stunning, unspoilt countryside with numerous footpaths and bridleways. Churchinford offers a range of amenities including an award-winning Pub, Community Shop, Village Hall, Café, Church, and Doctor's Surgery. The county town of Taunton lies approximately 8.5 miles to the north, while Honiton is around 11 miles to the south, providing easy access to both the M5 motorway and mainline railway stations.



DESCRIPTION

The land and buildings at Paye Farm present a superb opportunity to purchase a range of modern and traditional farm buildings offering huge scope for alternative uses subject to planning with yard providing parking for a number of vehicles. The land has currently been cleared and is surrounded by mature hedging and some stock proof fencing. There is a footpath that crosses through the land

SERVICES

Mains electricity, private water via a well, sighted on the land. Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take Trull Road through the villages of Trull, Staplehay and Blagdon Hill, past Culmhead Business Park and take a right fork signposted to Honiton. Follow this road for approximately half a mile then take a right opposite Red Lane into Broad Street. Follow this road taking the second turning on the right, follow this road to the very end. Turn right at the junction and then immediately left up a private track, follow this road to where the road splits and follow the signpost to Paye Farm, continue down the track and the yard can be identified on the left hand side identifiable by a Stags For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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