



Barns for Residential Development

Weekmoor Farm, Milverton, Taunton, Somerset TA4 1QE



Introduction

The site at Weekmoor Farm is located in most attractive open countryside in the heart of the Taunton Vale, about a mile to the south of the sought after conservation village of Milverton and about two miles to the west of the village of Oake. The local town of Wellington is about five miles to the south and the Somerset County Town of Taunton about eight miles to the east.

Method of Sale

The property offers potential purchasers the rare opportunity to purchase a development site for the conversion of up to three agricultural buildings; the barns are offered for sale as a whole or in three separate lots by private treaty.

Town and Country Planning

Prior Approval was granted by Taunton Deane Borough Council for the change of use of the three agricultural buildings to dwelling houses as set out within the description of each lot below.

It should be noted that it is a condition of each permission that the development work is completed within three years of the permission date. The application site boundaries set out within the application plans form the boundary of the area of land upon which a change of use to residential is permitted.

Services

Private water supply and drainage systems will need to be installed by the purchaser(s) to service the dwellings. The vendor has received a quotation for the installation of three borehole water supplies to the buildings. There is mains electricity available on the site; Lot 1 has an established separate connection. New connections will need to be made by the purchaser(s) to service Lots 2 and 3.

Easements and Undertakings

Lot 2 will be granted a right of access over the shared access with Lot 1, should these lots be sold separately. The vendor undertakes to erect a boundary fence to the east of the site and to remove the agricultural building to the north of Weekmoor Lane, by the end of September 2017.

Health and Safety

The site is a farmyard and agricultural machinery and livestock are therefore present and may be in operation/moving at the time of inspection. Potential purchasers are therefore requested to take particular care when inspecting the site, wearing appropriate footwear for uneven terrain and potentially slippery surfaces and being aware of farm machinery operations and livestock on the property at the time of inspection.

Directions

Heading toward Wiveliscombe on the B3227 from Taunton, turn left into Milverton at the roundabout. Upon entering the village and passing the Globe Inn, turn immediately left. At the bottom of the hill, turn right and follow Houndsmoor Lane for a short distance, continuing up the hill, before taking the first left signed to Oake. Follow this lane for about a mile, when Weekmoor Farm will be found on your right hand side.

Guide Price

The guide price for the site as a whole is £545,000.



Lot 1: Old Wagon House set in about 0.46 of an acre

Lot 1 comprises a stone and block built former wagon house with permission for conversion to a three bedroom dwelling set within about 0.46 of an acre. Permission was approved on 1 December 2015 under application reference 23/15/0025/CQ. There is a Community Infrastructure Levy payment due to Taunton Deane Borough Council of £9,254.79.

The building has an established access from Weekmoor Lane to the north, to be shared with Lot 2, the building to the west.

There are two further adjoining stone and block buildings which may offer further scope for development, subject to obtaining the necessary consent(s).

The guide price for Lot 1 is £195,000.



Lot 2: Old Farmhouse set in about 0.42 of an acre

Lot 2 comprises the original farmhouse at Weekmoor Farm, now a single storey stone and block building.

Permission was granted for the change of use of the building to a three bedroom dwelling on 30 March 2016 under application reference 23/16/0003/CQ.

The plot has a shared access with Lot 1 to the east.

The guide price for Lot 2 is £175,000.



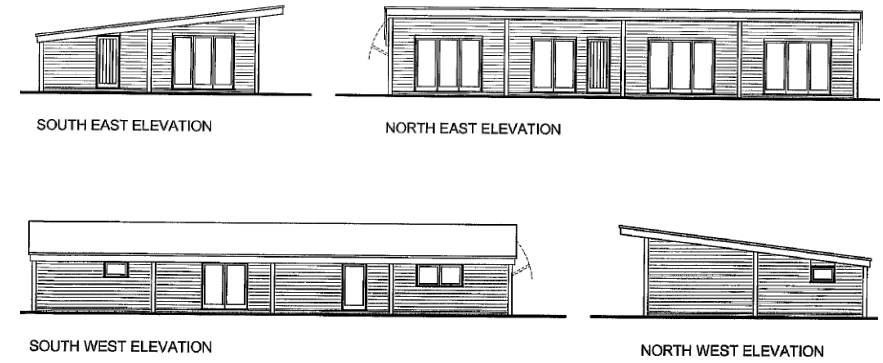
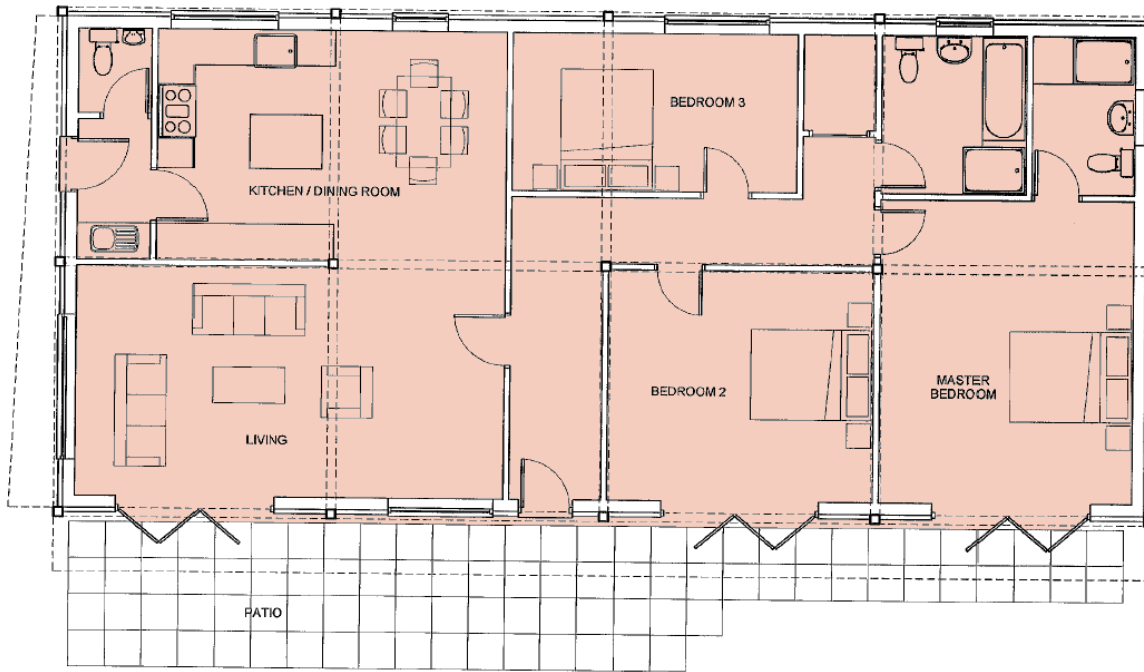
Lot 3: Old Lambing Shed set in about 0.46 of an acre

Lot 3 comprises a mono-pitched timber and steel lambing shed with permission for conversion to a three bedroom dwelling set within about 0.46 of an acre.

Permission was approved on 14 September 2016 under application reference 23/16/0022/CQ.

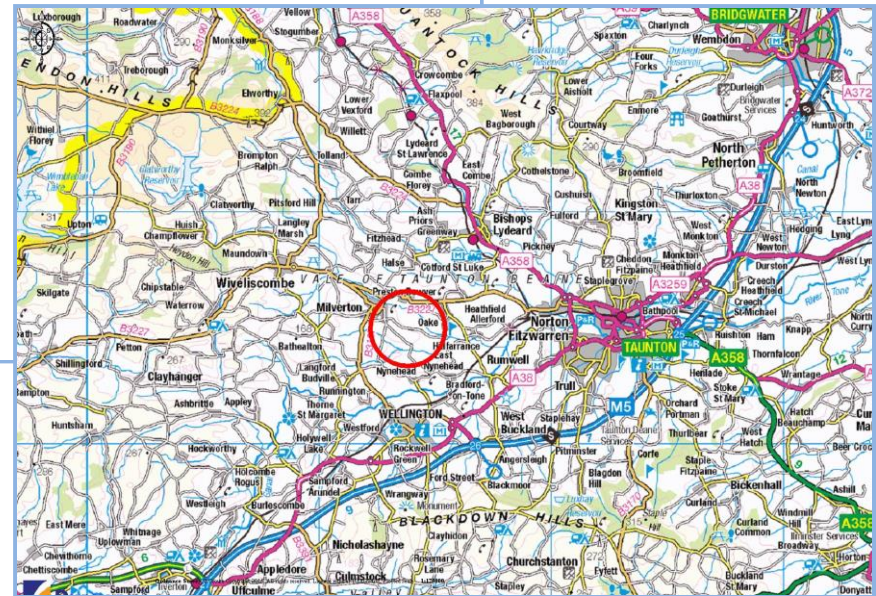
The building has the benefit of its own access from Weekmoor Lane to the north.

The guide price for Lot 3 is £175,000.



Viewing

Viewings are strictly by appointment through the agents, Humberts, on 01823 331234 or via email: david.hebditch@humberts.com or jack.mitchell@humberts.com.



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