



The South Barn



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Ash Priors, Taunton, TA4 3ND

Taunton Town Centre 6.4 miles

An exciting opportunity to acquire a stunning stone barn with planning permission for conversion into a 5 bedroom home, with additional paddock. Available in two lots.

- Offered in two lots
- Full Planning Permission Granted
- Gardens and grounds of 0.26 acres
- Rare opportunity
- For sale by private treaty
- Attractive stone barn
- Planning Reference 02/21/0001
- Separate paddock of 0.4 acres
- Popular location adjoining Ash Priors Common
- Freehold

Informal Tender £300,000

SITUATION

Ash Priors is a small village, surrounded by unspoilt countryside, nestled between the Quantock, Blackdown and Brendon Hills, within easy reach of the County Town of Taunton and junction 25 of the M5. The village has an ancient church and village hall. The larger nearby village of Bishops Lydeard has a good range of local amenities including a Primary school, Post Office, convenience store, local pub, and doctor's surgery. Taunton offers an excellent range of shopping, recreational, and leisure facilities, including the renowned Somerset County Cricket Ground, Taunton Racecourse and direct rail links to London Paddington.

DESCRIPTION

Lot 1 - This superb stone barn, with the benefit of full planning permission for conversion, offering an excellent opportunity to create a special home in a highly desirable rural setting set within a delightful position on the edge of this popular village.

Lot 2 - A further paddock of 0.4 acres is available by separate negotiation.



PLANNING CONSENT

Planning consent was granted by Somerset District Council under Application No. 02/21/0001. Copies of the documentation can be seen via the local authority's planning portal or by enquiry via Stags.

PROPOSED ACCOMMODATION - LOT 1

Opportunities such as this are rare; the proposed accommodation comprises a reception hallway with cloakroom and access to a galleried landing and first floor bedroom. There is an open plan kitchen/dining room, utility and boot room, living room, study/bedroom 5 and four further bedrooms all with en-suite facilities.

GUIDE PRICE £300,000

OUTSIDE

The building is adjoined by an area of lawn, separated from Ash Priors Common by a low stone wall.

ACCESS - LOT 2

There is separate access from the village road which can be identified on the plan. Lot 2 is a paddock extending to 0.4 acres, laid to pasture.

GUIDE PRICE £60,000

SERVICES

No services are connected to the barn.

DIRECTIONS

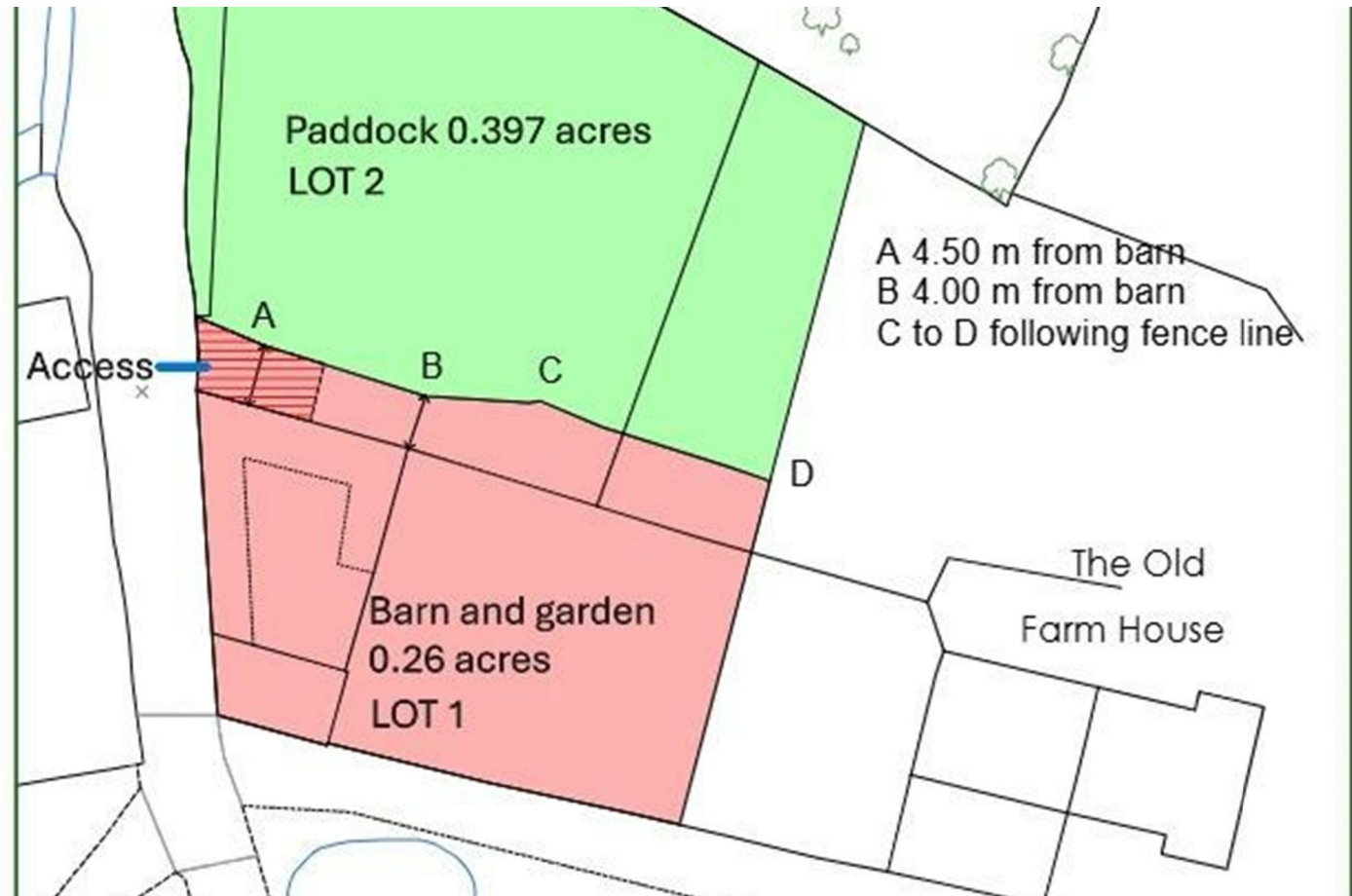
Proceed out of Taunton on the A358 towards Williton and Minehead. At the new roundabout turn left sign posted to Ash Priors. Continue along this road where you will see the common on the right. Take the turning right and follow the road until you see The South Barn which can be found at the end of the common on the right-hand side, identified by a Stags 'For Sale' Board.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private right of way that may affect it.

OVERAGE CLAUSE

An overage clause will be added to the contract for Lot 2, which will be triggered on the grant of planning permission (or deemed consent) for a dwellinghouse anywhere upon the property. The overage will be payable at 25% of the uplift in value and endure for a period of 25 years.



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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