



ROSE VALE
RURAL



Barn at Ham, Creech St Micheal, Taunton,
Somerset TA3 5NY

Barn at Ham

Creech St Michael, Taunton, Somerset TA3 5NY

An agricultural barn, concrete yard and pasture.
In all, approximately 0.17 acres.

Guide Price

£45,000

Freehold

For Sale by Informal Tender

Tenders to be submitted in a sealed envelope by 12 noon on Friday 3rd July 2026, to the Agents office with envelopes sealed and marked 'Barn at Ham'.

Situation

The property is located within the village of Ham, in Somerset. The village of Creech St Michael lies approximately 1 mile north west of the property which offers a basic range of amenities and facilities including a convenience store and Post Office, public house, village hall and business park. Creech St Michael is a short distance away from the A358 and M5 via Junction 25. The County Town of Taunton, which lies approximately 5 miles to the west, provides a comprehensive range of recreational and shopping facilities together with a mainline railway station with direct links to London, Paddington.

Access

The property can be accessed directly off the public highway, known as White Street, via a gated entrance.

Tel: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk



Description

The property comprises an agricultural barn, which measures approximately 5.33m x 9.45m, opening out onto a concrete yard. The yard is partially enclosed with block walls and has a concrete water trough, connected to the mains. The yard opens out to an area of pasture. In total, the plot extends to approximately 0.17 acres.

The barn is of rendered blockwork construction, under a mono-pitched double roman tile roof, with an open front to the south. The building is divided internally by a blockwork wall, creating two bays.

The pasture to the south of the building is generally level lying before the land gently inclines to the south. The western and northern boundary to the field are mature hedgerows with a protective stock fence. The southern and eastern boundaries are demarked by fence posts. The purchaser will be required to erect a stock proof fence from points A-B-C on the attached plan, within 2 months of completion.

The land is classified as being Grade III on the Provisional Agricultural Land Classification.



Tenure

The property is offered with freehold tenure and vacant possession.

Grants and Subsidies

The land is not subject to any such agreement.

Method of Sale

The Barn at Ham is offered for sale by Informal Tender, applications to be submitted by 12 noon on Friday 3rd July 2026.

Services

There is a mains water supply which is connected to the water trough in the yard. There is a mains electricity supply nearby, although not currently connected.

Sporting and Mineral Rights

The sporting and mineral rights so far as they are owned, will be included in the freehold sale.

Overage

The barn will be sold with no overage provisions





Directions

From J25 on the M5 at Taunton, take the A358 heading south towards Ilminster. At the traffic lights (adjacent to Premier Inn) turn left onto Ruishton Lane, then onto Cheats Road. At the junction, turn left onto Lipe Lane towards Creech St Michael. Continue for approximately 300m before turning right onto Ham Road. Then take the left turn onto White Street to Ham. The property can be found in the middle of the village, marked with a Rose Vale Rural 'For Sale' Board on the gate.

What3Words

///hung.gathers.districts

Viewings

Viewings are unaccompanied, in daylight hours, with a set of sale particulars in hand. Please leave the gate closed.

Contact

Phone: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk

Office: Unit 6, Bowdens Business Park, Hambridge, Langport,
Somerset TA10 0BP



Trusted Advisors in **RURAL** Property.





Tender Form

Barn at Ham, Creech St Michael, Taunton, Somerset TA3 5NY

Any person wishing to purchase the land described in the attached particulars should complete and sign this Form of Tender and submit to **Rose Vale Rural, Unit 6 Bowdens Business Park, Hambridge, Langport, Somerset, TA10 0BP**, or via email to **p.hodgkin@rosevalerural.co.uk**, no later than **12.00 noon on Friday 3rd July 2026**. Submissions should be clearly marked "Tender for Barn at Ham". Following submission of a Tender, please contact Rose Vale Rural on 01458 772792 to confirm safe receipt.

Conditions of Tender

1. The Vendor is not obliged to accept the highest, or indeed any offer.
2. All offers, and any agreed sale, are subject to contract.
3. Any offers received after the stated deadline will be recorded and reported to the Vendor; however, at the Vendor's discretion, late offers may be excluded from the tender process.
4. All interested parties are invited to submit their best offers. To assist the Vendor in reaching a decision, offers should include all relevant information available to the bidder.
5. The property may be sold prior to the tender deadline. Interested parties are therefore advised to register their interest with the Agents and to confirm with the Agents, before submitting a tender, that the property remains available at the tender date.
6. Any offer must be for a firm, fixed sum and must not be dependent upon, or referable to, any other offer.
7. Once submitted, a tender may not be withdrawn.
8. Offers must clearly state the following:
 - The lot to which the offer relates.
 - The full name(s) and address(es) of the party or parties making the offer.
 - To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of photographic identification (passport or driving licence) and a separate proof of address document (often a utility bill or bank statement) dated within the last three months.
 - The name, firm and address of your solicitor.
 - Any conditions relating to the offer.
 - Where an offer is conditional upon the sale of another property, please confirm the current status of that sale and provide your agent's contact details.

Once a sale has been agreed, the Vendor's agent will issue a Memorandum of Sale to the parties and their solicitors. Unless otherwise agreed, the successful purchaser is expected to proceed to exchange of contracts as soon as practically possible, no later than 8 weeks upon receipt of the sale documents from the Vendor's solicitors.

Following receipt of instructions from the Vendor, all parties who have submitted offers will be notified of the outcome.

TENDER FORM OVERLEAF

Barn at Ham (0.17 acres)

I/We, the undersigned, hereby submit an offer to purchase the land described in the attached particulars for the following sum:

Amount Tendered £..... In Words

Applicant details

Name

Address

Phone number

Email address

Signature

Date

Have you included a covering letter with any additional details? (please circle) Yes No

Applicant's solicitor's details

Name

Address

Phone number

Email address

Please note: for your offer to be considered, this form must be completed in full.