



Barn near Budleigh , West Buckland, Wellington, Somerset
TA21 9LW

A modern agricultural / storage building within a
plot of 0.21 acres

West Buckland 2 miles - Wellington 4.5 miles - Taunton 5 miles

• Agricultural / Storage Building • 0.21 Acres (0.09 Hectares) • Direct Road
Access • For Sale by Private Treaty • FREEHOLD

Guide Price £125,000

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SITUATION

The barn is located just outside the northern boundary of the Blackdown Hills Area of Outstanding Natural Beauty (AONB), approximately 2 miles to the south-east of West Buckland in Somerset and 4.5 miles to the south-east of Wellington.

The Somerset County Town of Taunton lies 5 miles north-west of the property and Junction 26 of the M5 is within 2.5 miles.

DESCRIPTION

The property comprises an agricultural storage building set within a plot of 0.21 acres (0.09 hectares).

The building measures approximately 13.47m x 7.49m with a Lean-to measuring 13.47m x 4.43m. It is constructed with a steel frame, fully enclosed with box profile steel sheets and a concrete floor. In the main section of the building there is a mezzanine level.

The building is approached from the road through timber gate and has an open area of grass to the front and a small area surrounding the building on the southern and western sides. From the front of the building there are views over the Taunton Vale.

ACCESS

There is direct access from a council road.

SERVICES

There are no services connected to the site.

METHOD OF SALE

The building is offered for sale by private treaty.

TENURE

The property is owned freehold and is registered on the Land Registry. Vacant possession is available upon completion.

OVERAGE

The building will be sold subject to a development uplift (overage) deed on the following terms: Upon planning consent being granted for any residential use within a 18 year period from the completion date, the sellers will receive 15% of the increase in value (assessed by an independent valuer).

The overage deed will be drafted by the seller's solicitor once sale terms have been agreed.

PLANNING

Planning consent for the building was originally approved on 30th August 1996 for a mixed agricultural / storage use (reference 30 / 96 / 0016).

A previous planning application for the change of use of the building to a residential dwelling (class Q reference: 30/16/0026/CQ) was refused.



LOCAL AUTHORITY

Somerset West & Taunton Council:
www.somersetwestandtaunton.gov.uk

WAYLEAVES & RIGHTS OF WAY

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

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewing is strictly by prior appointment. Please contact Stags (01823 662822 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From Junction 26 of the M5, follow directions to West Buckland. Upon reaching the T-junction in the village, turn right and continue through the village. Just before the bridge over the M5, turn right into Stoford Lane signed towards Trull.

At the next junction follow the road around to the right, signed towards Trull and Taunton. Continue for approximately 700

yards to Cutsey and follow the road around to the right, continue underneath the M5 and Travel on towards Cutsey and cross the bridge over the M5. Continue along this road for 0.6 miles and the building will be found on the right.

WHAT3WORDS

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DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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.