



The Barn at Hillfarrance

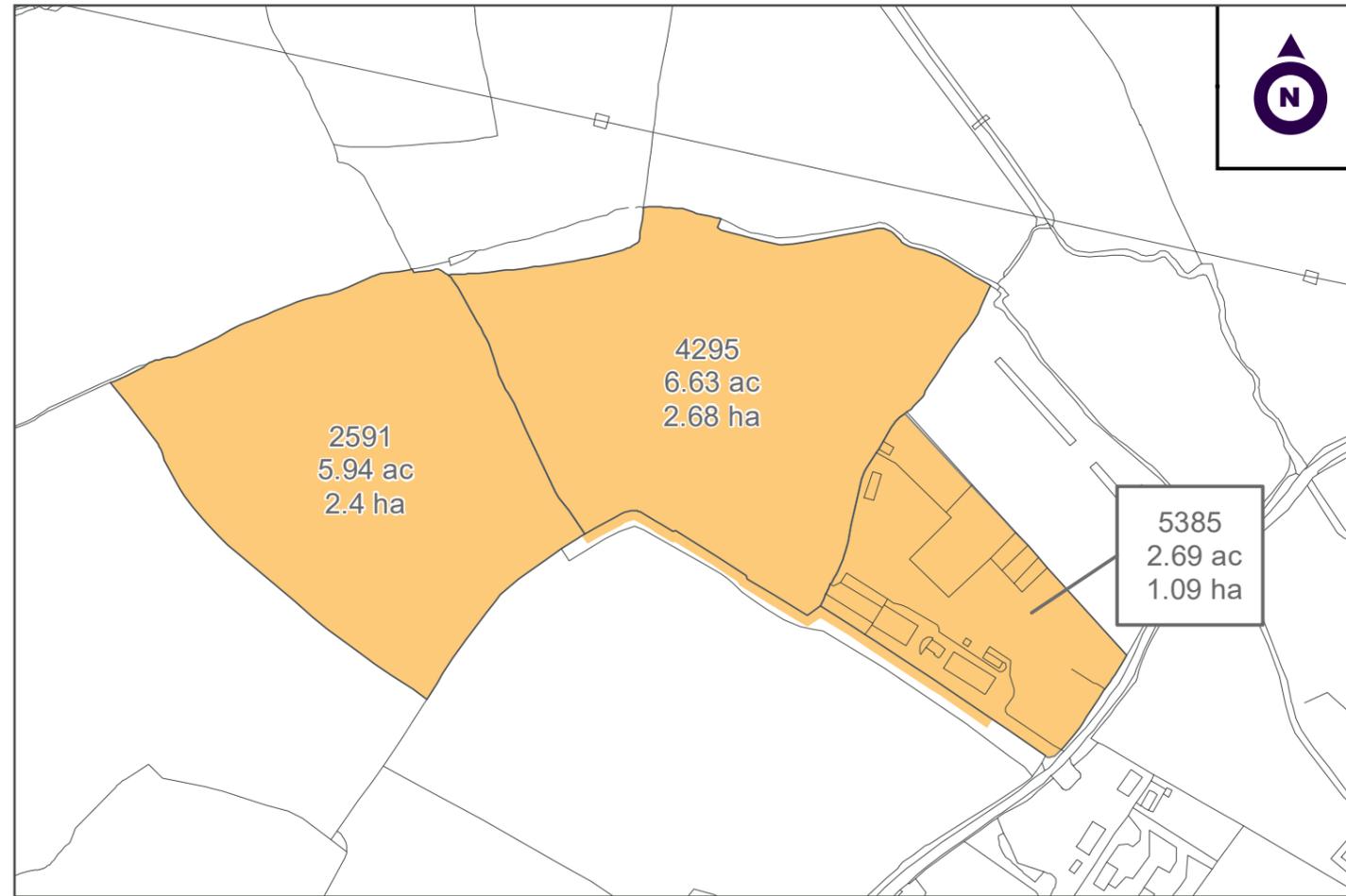
TAUNTON, SOMERSET

Carter Jonas

**THE BARN
HILLFARRANCE
TAUNTON
SOMERSET
TA4 1AN**

**A well situated 15 acre
smallholding serviced by
two modern agricultural
farm buildings.**

The property is serviced by two modern agricultural buildings comprising a general purpose storage building together with a livestock shed, three polytunnels, a fruit cage, a range of fruit trees and paddocks together with two larger pasture fields.



LAND PLAN



LOCATION

The land occupies an elevated position within the Taunton Vale with views to the Quantock Hills to the north, the Blackdown Hills to the south and the Brendon Hills to the west. The property is situated close to the village of Hillfarrance about 2½ miles from Norton Fitzwarren and about 4½ miles from the Somerset County Town of Taunton.

THE PROPERTY

The property has the benefit of gated access from the adjoining highway. This in turn leads to a parking and hard-standing area which provides easy access to the main buildings, which comprise:

1. Timber framed secure storage building with concrete floor and roller shutter door. Adjoining two bay open caravan store with stone floor. 75' x 30'.
2. Four bay steel framed livestock building with concrete floor and feed barrier. 60' x 30' plus feed barrier overhang.

On the eastern side of the property there are three polytunnels (two no. 30' x 15' and one no. 15' x 10') together with a range of fruit trees and a fruit cage. The remainder of this first field enclosure is divided into fenced paddocks which in turn lead through to the remainder of the land, which is divided between two further field enclosures. Both fields comprise level and gently sloping enclosures. The eastern enclosure has a stream running along part of its boundary. In all the property extends to 15.26 acres.

METHOD OF SALE

The land is offered for sale as a whole by private treaty with a guide price of £300,000.

TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

OVERAGE

The land will be sold subject to an overage clause. Should permission be granted for any residential development within a period of 25 years from completion of the sale, the vendors will be entitled to 20% of the uplift in value as a result of the permission being granted.

HEALTH & SAFETY

Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of livestock and machinery which may be present at the time of inspection, as well as potentially uneven and slippery surfaces.

VIEWINGS

Viewings are by appointment only.

DIRECTIONS

From the church in Hillfarrance, follow signs to Allerford and Norton Fitzwarren. The entrance to the property will be found on the left hand side (where there is a sign for Fazenda Produce) after about 1/3 of a mile. If you reach the T-junction, you have gone too far.



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