

LAND & BUILDINGS

gth

AT ALLOWENSHAY





Land & Buildings at Allowenshay, Hinton St George, Ilminster, Somerset, TA17 8TB

Hinton St George 2.2 miles; Ilminster 2.0 miles

The Land & Buildings at Allowenshay provide an exceptional opportunity to purchase an outstanding farm holding, with planning permission secured for the erection of a Bungalow (subject to an Agricultural Occupancy Condition).

The property boasts an excellent range of modern farm buildings and an extensive block of versatile pasture and arable land extending to approximately 238.8 acres (96.64 hectares) situated in a stunning rural position surrounding the picturesque hamlet of Allowenshay. The property will be sold subject to a Farm Business Tenancy which will end on 28th September 2027 with vacant possession thereafter.

**For Sale by Private Treaty as a Whole or in
up to 7 Lots.**

**Freehold Guide Price as a Whole:
£2,735,000**

DESCRIPTION

A rare opportunity to acquire a well-equipped and versatile agricultural holding extending to 238.8 acres (96.64 ha) of productive pasture and arable land which has been farmed organically under a Farm Business Tenancy. The land is classified as a mix of Grade I and II Land on the Provisional Agricultural Land Classification Maps. The property is centred upon an attractive and well-presented farmyard, benefitting from secured planning consent for the erection of a four bedroomed bungalow (subject to an Agricultural Occupancy Condition) and approved under the reserved matter application no: 20/02772/REM.

The property is complemented by two substantial modern farm buildings, extensive concrete yards and a significant acreage of prime agricultural land in this popular farming district, and offers considerable appeal for farming, diversification, equestrian, and investment purposes.

Lot 1: Farm buildings, plot with secured consent for a Bungalow (subject to an AOC) and adjoining pasture/arable land extending in total to 68.94 acres (27.88 hectares) - Guide Price: £1,000,000

Lot 1, as shaded blue on the attached site plan, comprises six useful and versatile parcels of level to gently sloping productive pasture/arable land, together with the yard, the plot with secured consent and two modern agricultural buildings. In total Lot 1 extends to approximately 68.94 acres (27.88 ha). The land is enclosed by mature hedgerow boundaries and fencing in part. The yard is accessed by a double gated entrance from the public highway known as Longforward Lane, with a concrete access track serving the buildings and the plot for the 4 bedroom bungalow (subject to an AOC).

The two modern agricultural buildings are both of steel portal framed construction set beneath fibre cement rooves and are used for housing livestock, fodder and machinery on occasion and are centred around a substantial concrete yard.

Building 1: (nearest to the road) measuring approx. 27.26m x 35.34m, comprising a six-bay steel portal frame livestock building clad with concrete panel walls, Yorkshire boarding above, and a fibre cement roof. Internally, the building is used to accommodate the current tenant's cattle over winter with each pen benefitting from loose housed pens behind a scrape passage, and a central feed passage.

Building 2: (furthest from the road) measures approximately 28.71m x 22.75m, comprising a five-bay steel portal frame multi-purpose building constructed with concrete panel walls, Yorkshire boarding above, and a fibre cement sheet roof. Internally, timber sleeper walls divide the building into three sections, comprising a bedded livestock area with feed passage to the west and feed face to the front, a central silage pit, and a straw store to the east.

There is also a further uncovered farm yard manure storage area of concrete panel construction situated between the two buildings. This area measures approximately 13.80m x 9.20m.

LOT 2: 66.60 acres (26.96 hectares) of pasture/arable land - Guide Price: £675,000

Lot 2, as shaded red on the attached site plan, comprises nine individual field parcels of level to gently sloping productive pasture/arable land with a small copse and extends to approximately 66.60 acres (26.96 ha). The land is enclosed by hedgerow boundaries and fencing in part. This lot benefits from direct access from the public highway known as Castles Hill and Longforward Hill.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings.



LOT 3: 16.49 acres (6.67 hectares) of pasture land - Guide Price: £175,000

Lot 3, as shaded orange on the attached site plan, comprises a single enclosure of attractive level to gently sloping productive pasture land and extends to approximately 16.49 acres (6.67ha). The land is enclosed by hedgerow boundaries and fencing in part. Lot 3 benefits from direct access from the public highway known as Longforward Lane.

LOT 4: 56.85 acres (23.03 hectares) of pasture/arable land - Guide Price: £575,000

Lot 4, as shaded yellow on the attached site plan, comprises a workable block of five individual field parcels comprising level to gently sloping productive pasture/arable land extending to approximately 56.85 acres. The land is enclosed by hedgerow boundaries and fencing in part. Lot 4 benefits from direct access from the public highway known as Boyton Hill, as well as via Castles Hill. The vendors wish to impose a restrictive covenant so that parcel 9800 is not to be ploughed.

LOT 5: 8.70 acres (3.52 hectares) of pasture land - Guide Price: £95,000

Lot 5, as shaded green on the attached site plan, comprises an individual field parcel extending to approximately 8.70 acres (3.52 ha) of level productive pasture land. The land is enclosed by hedgerow boundaries and fencing in part. Lot 5 benefits from direct access from the public highway known as Longforward Hill.

LOT 6: 3.21 acres (1.30 hectares) of pasture land - Guide Price: £40,000

Lot 6, as shaded turquoise on the attached site plan, comprises an individual field parcel of level productive pasture land and extends to approximately 3.21 acres (1.30ha). Lot 6 is enclosed by mature hedgerow boundaries and fencing in part. Lot 6 benefits from direct access from the public highway known as Longforward Hill.

LOT 7: 18.01 acres (7.28 hectares) of pasture land - Guide Price: £175,000

Lot 7, as shaded purple on the attached site plan, is located slightly further afield from Lots 1-6 but still in a very attractive rural location. Access to Lot 7 is provided directly off Longforward Lane and comprises two individual field parcels of level to gently sloping productive pasture/arable land extending to approximately 18.01 acres. The land is enclosed by hedgerow boundaries and fencing in part.



SITUATION

The Land and Buildings at Allowenshay are situated in an attractive rural position on the northern and western outskirts of the idyllic hamlet of Allowenshay, Somerset. Lots 5-7 are located to the north and to the east of Allowenshay. The popular local village of Hinton St George lies approximately 2.2 miles to the east offering a range of local amenities including a busy local pub, namely the Lord Poulett Arms, a village shop and a church. The town of Ilminster lies approximately 2.0 miles to the west of the property and provides a more extensive range of services and amenities, including a wide range of shops, healthcare facilities, services and recreational opportunities. The property is conveniently located, being approximately 0.6 miles from the A303 (to the north), which provides easy access to the wider road network, including connections to the M5 motorway, the A30 and the A358 for broader regional travel.

TENURE

The property will be sold subject to a Farm Business Tenancy which will end on 28th September 2027 and is of freehold tenure with vacant possession available thereafter.

AGRI-ENVIRONMENTAL SCHEMES & SUSTAINABLE FARMING INCENTIVE

We understand that the current tenant has entered the land into both a Countryside Stewardship Mid-Tier agreement, due to end on 31st December 2026 and a Sustainable Farming Incentive Agreement, due to end in May 2027.

METHOD OF SALE

The property is being offered For Sale by Private Treaty as a whole or in separate lots.

SPORTING & MINERAL RIGHTS

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

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

We are not aware of any public rights of way which cross the property nor are we aware of any outgoing. The land, as far as required by the Vendors, will be conveyed, subject to all other public rights of way easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and fibre cables, water



and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

RESTRICTIVE COVENANT

The vendors wish to impose a restrictive covenant so that parcel 9800 (Lot 4) is not to be ploughed.

SERVICES & OUTGOINGS

We understand the plot and buildings (in Lot 1) are served by a private water supply (Allowenshay Water Company) providing raw and untreated water which will be metred and charged at a standard rate to the purchaser under a separate agreement. We understand that this water supply comes from a private borehole which is piped across Lot 6, Lot 2 and Lot 1 to serve the buildings, with connections into this supply available to those lots but by negotiation with Allowenshay Water Company.

The balance of the Land at Allowenshay is served by natural watering only, though we understand that there is a spring in the northern most field in Lot 1.

We further understand that Lot 1 does benefit from an electricity supply, however we understand that this is currently not connected to the Buildings or the building plot but a 3 phase electricity supply was put in within 30ft of the Farm Building closest to the road in May 2019 by Western Power. The supply number for further connections at this site is S220004 3031 672.

DIRECTIONS

To reach Lot 1 from the hamlet of Allowenshay head west on Castles Hill towards Kingstone. Continue on this road for approximately 0.65 miles before taking a right onto Longforward Lane. Continue on this road for approximately 0.25 miles before turning right on the concrete track where the gate will be marked with a Greenslade Taylor Hunt 'For Sale' Board. Please see below the What3Words locations for each lot, which will take you directly to the gateway of each individual lot thereafter.

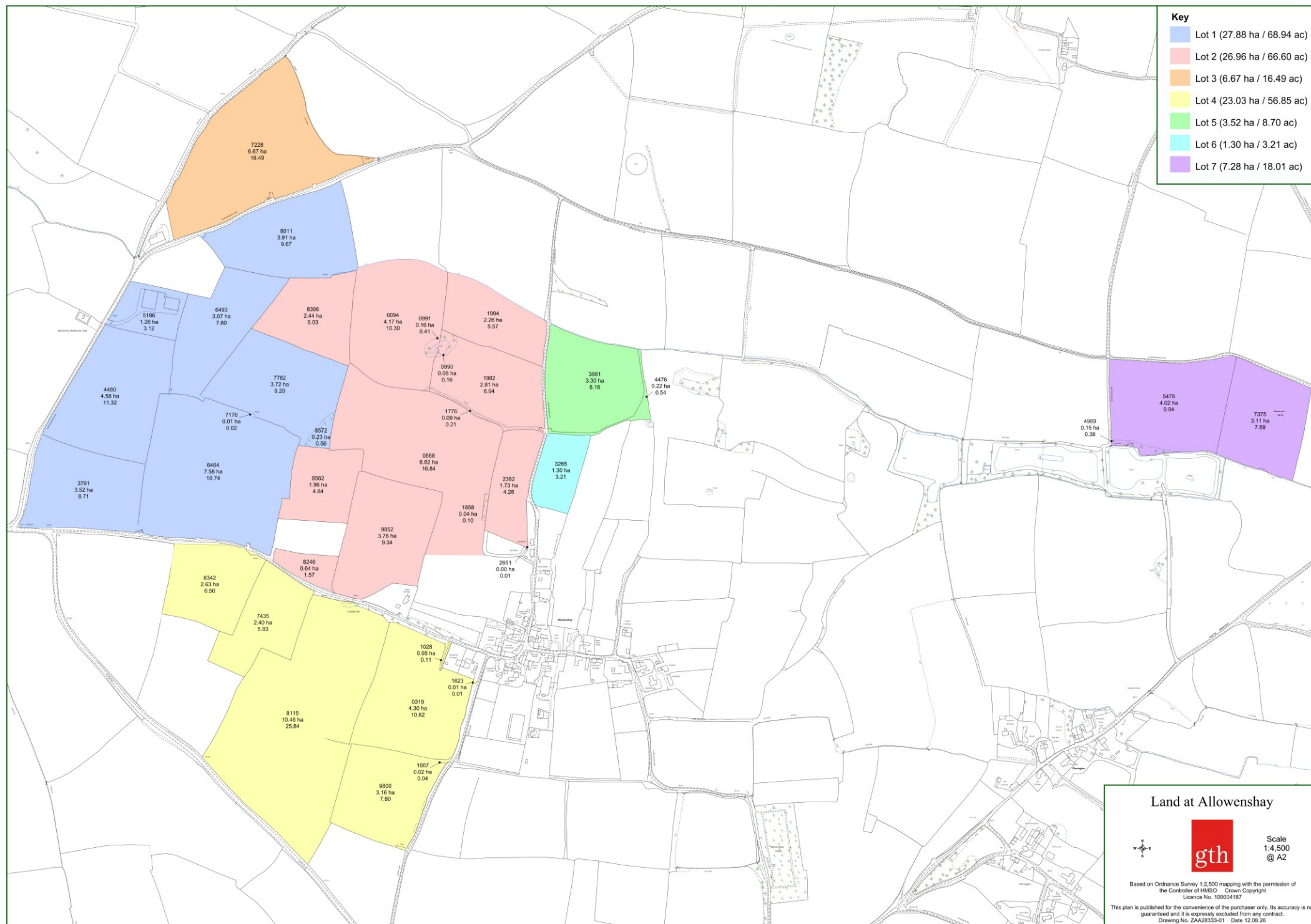
WHAT.3.WORDS

Lot 1: [///grow.bloodshot.sponsors](#) (to buildings)

[///broadens.buffoon.ballooned](#) (off Castles Hill)

Lot 2: [///uniforms.seagulls.soulful](#)

Lot 3: [///courtyard.whimpered.tasks](#) (off Longforward Lane)



Lot 4: [///megawatt.midwinter.podcast](#) (off Boyton Hill)

Lot 5: [///represent.padding.lessening](#)

Lot 6: [///zoom.laughs.digests](#) (off Longforward Lane)

Lot 7: [///detergent.comical.jetting](#) (off Longforward Lane)

ADDITIONAL INFORMATION

Flooding: The land is in an area at a very low risk from river or sea flooding and a very low risk from surface water flooding. (Gov.uk)

Planning Permission: We understand that both agricultural buildings at Allowenshay were erected with full planning permission. A full planning application was submitted under reference number 17/01268/FUL for the erection of an agricultural building to house cattle, together with the formation of a new vehicular access, track and hardstanding. This application was approved in March 2017. Subsequently, the application under reference number 17/02690/S73 was submitted to vary the approved scheme, allowing for the erection of a second agricultural building. This application was approved in June 2017.

We further understand that the property benefits from the secured permission for the erection of an agricultural workers dwelling (4 bedroom bungalow) on Lot 1. This was Permitted with Conditions under application number 20/02772/REM. And has since been secured as the Drainage field has been installed for the dwelling with The commencement of works form submitted to South Somerset Council on 15-03-2024 with a commencement date of 09-05-2024.

VIEWINGS

Viewings on Lot 1 are to be accompanied due to the tenant being in situ, so we kindly ask all interested parties to register their interest with the Chard Agricultural Office (01460 238383).

Please note for Health and Safety reasons please contact the office to advise your interest in viewing the property.

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates.





VIEWING

Accompanied on Lot 1 & During Daylight Hours Only with
Sales Particulars in Hand.

Greenslade Taylor Hunt.

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Somerset, TA20 1QF

Email: farms.chard@gth.net

Tel: 01460 238383 | Ref: CHG260001

GREENSLADE TAYLOR HUNT

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