

An aerial photograph of a rural farmstead in North Newton, Somerset. The scene features a large, modern barn with a grey corrugated metal roof and a green extension. To its left are several smaller buildings, including a red-roofed barn and a white building with a red roof. A small stream flows through the property, bordered by a stone wall. The surrounding landscape is lush green, with large fields and scattered trees. In the background, a small village is visible, followed by rolling hills under a cloudy sky. A red square with the white text 'gth' is positioned in the upper center of the image.

gth

NORTH NEWTON, BRIDGWATER, SOMERSET

Buildings and Land at Lower Whites Farm

North Newton, Bridgwater, TA7 0BQ

An adaptable range of modern and traditional farm buildings, together with a block of productive moorland. In all about 51.35 acres available as a whole or in Lots.

For sale by Informal tender. Tenders close Thursday 27th June 2024 at 12:00 noon.

Freehold Guide Price As a Whole
£330,000

DESCRIPTION

A unique opportunity to acquire a range of modern and traditional farm buildings with alternative use potential (STP) on the edge of the popular village of North Newton, together with approximately 51.35 acres of pastureland. The holding is ideally suited to those with agricultural, conservation or small holding interests and enjoys a private and secluded location on the edge of the Somerset levels.

SITUATION

The property is situated at the end of a long private track to the east of the popular rural village of North Newton. The Taunton to Bridgwater canal adjoins to the north providing excellent walking and fishing and the village itself hosts a pub, primary school, church, café and popular boat centre. The town of North Petherton lies approximately 2 miles to the north offering a comprehensive range of amenities along with access to the M5 motorway at Junction 24.

LOTTING

The property is being offered to sale by informal tender as a whole or in four convenient lots as follows:-

LOT 1—A RANGE OF MODERN AND TRADITIONAL BUILDINGS, IN ALL ABOUT 2.10 ACRES. GUIDE £150,000

This lot comprises a range of modern and traditional farm buildings set within 2.1 acres adjoining the Taunton to Bridgwater Canal. Due to the nature of the buildings there may be the opportunity of change of use to residential, subject to the necessary planning consents. The buildings can be more particularly described as follows and



corresponds with the building plan on the attached plan.

1 - **Cubicle shed** (19.5m x 14.2m) of corrugated pole construction under a fibre cement roof with steel clad elevations.

2 - **Cow stalls** (7.9m x 3.8m) of timber pole barn construction under a mono-pitched roof with profile steel cladding.

3 - **Calf shed** (17.75m x 6.7m) of timber pole barn construction under a mono-pitched steel profile roof with profile steel cladding.

4 - **Cow stalls** (8.8m x 3.5m) a single storey brick and stone built barn under a pitched tiled roof.

5 - **Parlour/dairy** attached to building 4 (3.5m x 3.8m) of brick elevations under a pitched tiled roof. Adjoining is a workshop (3.5m x 3.5m) of block elevations under a steel mono-pitched

roof.

6 - **Traditional barn** (5.1m x 11.2m) of cob elevations under a pitched GI clad roof with lean-to store on gable end (2.5m x 7.74m).

7 - **Covered yard** (9m x 22.98m) (4.7m to eaves) of steel framed construction under a profile fibre cement roof with GI cladding.

8 - **Lean-to** (22.98m x 11.9m) of steel framed construction under a mono-pitched roof with timber clad elevations.

9 - **Lean-to** (6.1m x 22.98m) of timber frame attached to building 8 with timber cladding.

The land associated with this lot adjoins the canal and has been left to nature's way of late. This parcel is shown edged pink on the attached identification plan.

LOT 2 - 5.70 ACRES OF PASTURE LAND GUIDE £30,000

This parcel is a single enclosure of level pastureland, perfect for agricultural, equestrian or other amenity uses. This Lot is shown edged green on the attached identification plan.

LOT 3 - 16.38 ACRES OF MOORLAND GUIDE £50,000

Located to the east of Lot 1 this block comprises three enclosures of productive pasture land suited to livestock grazing or conservation purposes. This Lot is shown edged blue on the attached identification plan.

LOT 4 - 27.17 ACRES OF PASTURE LAND GUIDE £100,000

This Lot comprises a block of level moorland divided by a number of rhynes and is ideally suited to summer livestock grazing, amenity or conservation purposes. This Lot is shown edged yellow on the attached identification plan.

DESIGNATIONS

We are not aware of any designations.

TENURE & TITLE

Freehold with vacant possession upon completion.

There is no title for filed No.9640 in Lot 4. The vendors will provide a statutory declaration and will apply for possessory title.

FLOODING

During prolonged rainfall the lower parts of Lot 2,3 and 4 flood.

SERVICES

Lot 1 - Mains water connected. Purchaser will need to install a sub-meter from Lower Whites Farm. No mains electricity. However, a mains pole is located nearby and purchasers must make their own investigations as to the availability of connecting to this supply.

Lot 2 - No mains services connected.

Lot 3 - No mains services connected.

Lot 4 - A mains water supply crosses this land but is not connected at present.

OUTGOING

Some of the land is subject to drainage rates.

RIGHTS OF WAY

A public footpath traverses Lots 1 and 2. The property is sold and as far as is required by the vendors will be conveyed subject to all other rights of way, easements and wayleaves



of telegraph and telephone poles, stays and wires, electricity pylons, poles and cables, water and gas pipes at present erected on the passing over or under the property and subject to the agreement effecting the same (if any).

ACCESS

Access to the property is via a hardened tack running from Church Road. There is a 50% maintenance charge for the track between point A-B-C on the plan.

LOCAL AUTHORITY

Somerset Council

SPORTING AND MINERAL RIGHTS

In hand and run with the freehold.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or Bye-law without any obligation on the part of the vendor to specify them.

OVERAGE CLAUSE

It is the vendors intention to impose an overage clause on lot 1 whereby should residential planning consent be granted within a period of 20 years then the vendors or their successors in title will be entitled to 20% of any resulting uplift in value.

METHOD OF SALE

The land is being offered for sale by informal tender. Tenders to be received in writing on the attached form of tender at the agents Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN by 12:00 noon on Thursday 27th June 2024, marked ‘offers for Buildings and Land at Lower Whites Farm’. Offers should be made for the property as a whole or in lots as per the lotting within these sale particulars. Any tenders will be subject to contract and the vendors are not obliged to accept the highest nor any other tender.

SALE PRIOR

It is possible that the property may be withdrawn/sold prior to the Tender date. It is advisable for any interested parties to register their interest with us and it is their responsibility to check with the selling agents whether a particular Lot will be offered or if it has been withdrawn.

VIEWING

The property can be viewed at all reasonable time whilst in possession of these sale particulars.

DIRECTIONS

From Junction 24 of the M5 motorway head south on Taunton Road towards North Petherton. As you exit the town turn left before the playing fields onto Newton Road. Proceed along this road for approximately a mile passing over the motorway bridge. As you enter the village centre turn left by the Harvest Moon pub. Proceed along this road

over the canal bridge and proceed right to the end of Church Road where all parcels can be found.

WHAT.3.WORDS

For the exact location download the app and enter;
mason.prickley.awestruck



Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton

Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU200103



Land & Buildings at Lower Whites Farm, North Newton



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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Centre Tile Ref: ST 310 310 Scale 1:6,000 @ A4

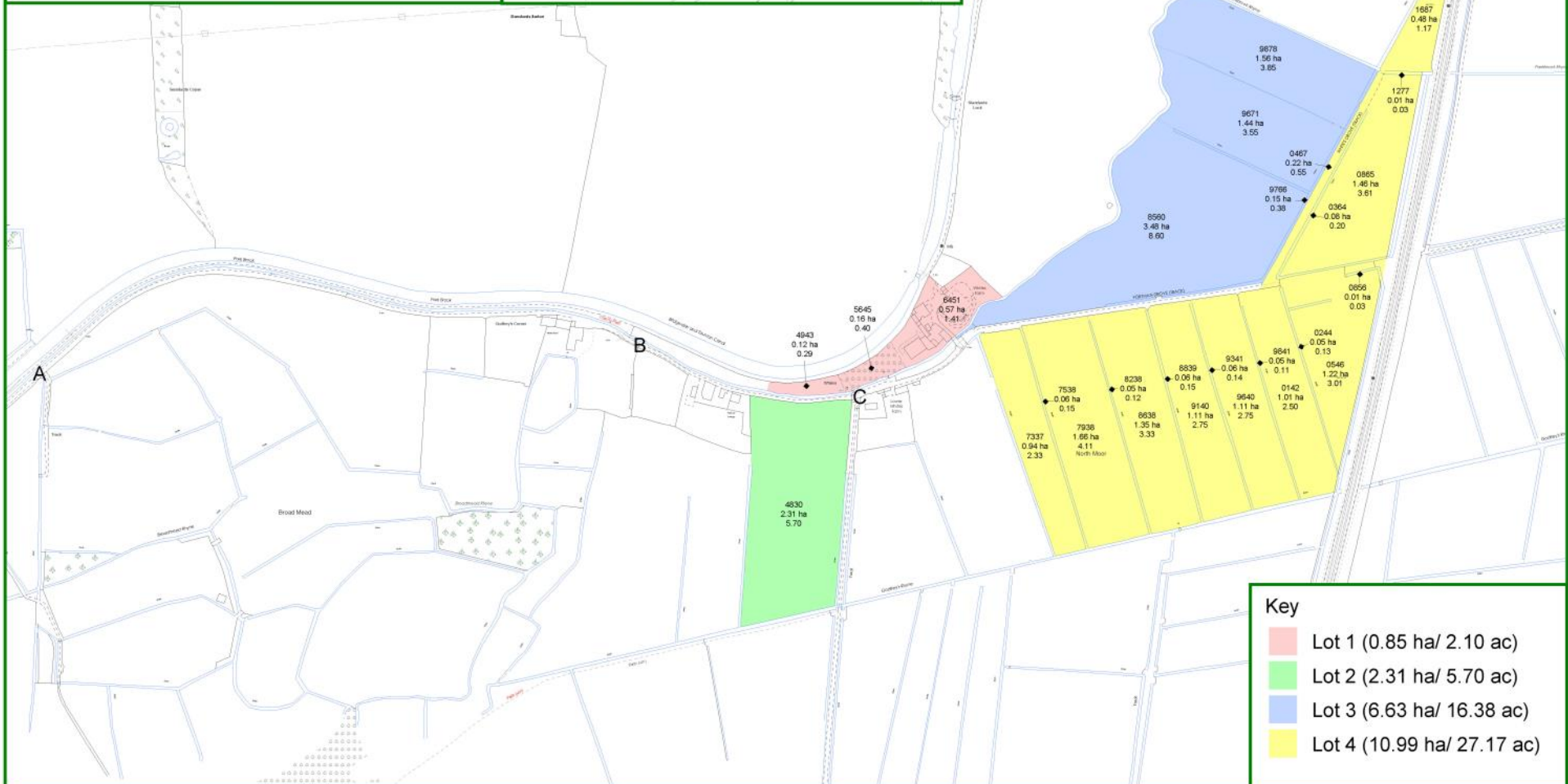
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Scale 1:1,500 @ A4



Whites Farm



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. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

