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Chilton Moor Farm

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Chilton Trinity, Somerset, TA6 3JA

For Sale by Private Treaty

Guide Price: £120,000

SITUATION

The buildings and land comprise a single parcel located on the north-western outskirts of Bridgwater, close to the village of Chilton Trinity. Taunton is conveniently accessible situated approximately 12.6 miles to the south. The M5 motorway lies around 3.6 miles away, offering excellent transport connections.

DESCRIPTION

An attractive rural property comprising of a very useful range of equestrian buildings, general purpose sheds, paddock and welfare static caravan. The entire parcel extends to approximately 0.80 acres. The plot benefits from level topography and bounded by mature hedgerows and stock-proof fencing.



ACCESS

Access is provided via a hardcore track, Chilton Moor Lane, from a council-maintained highway known as Chilton Road, as shown by the blue dotted line on the plan. Both the owner and the adjoining landowner benefit from a right of access over the track, with the neighbouring farmer also having a right of way through the property to access adjoining land.

SERVICES & OUTGOINGS

There are no mains services currently connected, the property does benefit from a private water, solar power setup which and drainage via a septic tank. Drainage rates are payable to Somerset Drainage Board Consortium.

RIGHTS OF WAY, EASEMENT, WAYLEAVES ETC.

We are not aware of any public or private rights of ways across the land. The land is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and wayleaves of telegraph poles, drains and wires,

electric pylons and 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).

TENURE AND POSSESSION

The land is of freehold with vacant possession.

DESIGNATIONS

We are not aware that the land is subject to any existing designations or land management based schemes, other than being positioned within a SSSI Impact Risk Zone.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

No Basic Payment Scheme entitlements are included in the sale. The land is not subject to any existing land management based schemes, including any Sustainable Farming Incentive (SFI) or Countryside Stewardship agreements.

TOWN AND COUNTRY PLANNING

The land is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property. The property does not have any existing planning permission.

DIRECTIONS

If heading from Junction 24 of the M5, take the exit towards Bridgwater, along the A38 and progress along this road for 2 miles. Take the left onto Broadway and continue for 0.4 miles before taking the second exit at the roundabout onto Alexandra Road, then take the first left onto Victoria Road, progress along this road for 0.8 miles before taking a left onto Chilton Street. Continue along this road for 0.4 miles before taking a left onto Chilton Moor Lane, the first left after the school, continue along here and you will arrive at the property.

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.

DEVELOPMENT CLAWBACK

Subject to an uplift clause to take effect on residential development. 20% of the increase in value of the land is payable on the approval of planning consent. The uplift will apply for the remainder of the 20 years from 2022, with approximately 16 years remaining.

METHOD OF SALE

The land will be offered for sale by Private Treaty.

VIEWING

Strictly by appointment only through the selling agents; Greenslade Taylor Hunt.

CONSUMER PROTECTION REGULATIONS

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

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 any detailed surveys, nor tested any services. If there are any points which are of particular importance to you please contact the office prior to viewing the property.

LOCAL AUTHORITY

Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4D

WHAT.3.WORDS

For the exact location download the app and enter;

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PHOTOGRAPHS - taken June 2026



AUCTION AGENTS

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