



THE OLD MILL AND STABLE BLOCK

Orchard Grove Development - Comeytrowe - Taunton - Somerset - TA4 1EF

Aerial photograph (taken from the south-east)



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Two development opportunities, one former Mill building and one former Stable Block building, within the Orchard Grove Urban Extension.

Both are Grade II listed by association to Comeytrowe Manor.

The former Stable Block building benefits from detailed planning permission for conversion to one substantial detached 3-bed dwelling.



Available as a whole or as two separate lots.

The site extends, in total, to approximately 0.21-hectares (0.52-acres).

For further information please contact: -

Development Land & Planning Department

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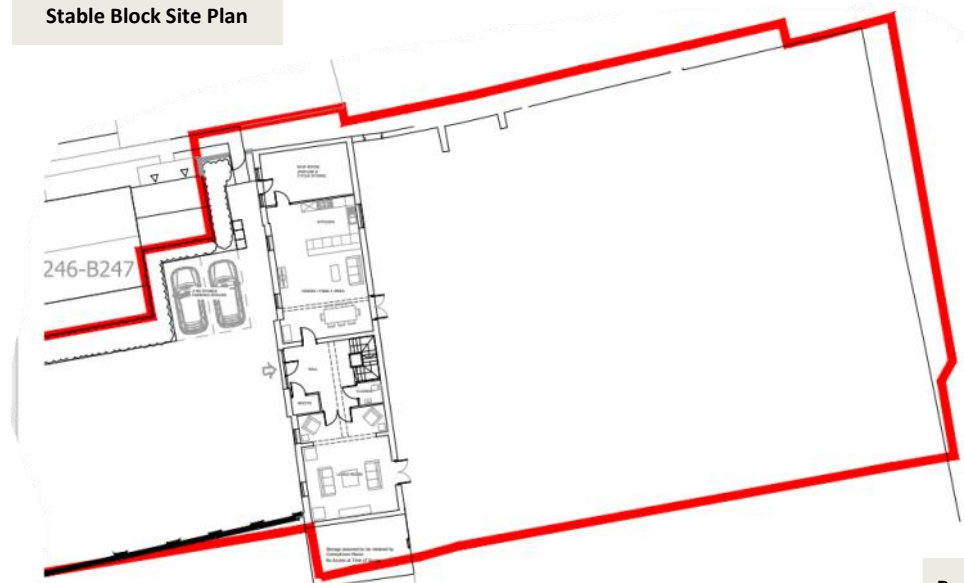
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Stable Block Site Plan



For identification purposes only. Not to scale. Not to be relied upon.

Proposed Stable Block Floor Plans



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LOCATION

The town of Taunton is located within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton). It has approximately 61,470no. residents (2021 census).

The County Town of Taunton provides a comprehensive range of facilities and amenities, (including but not limited to): many independent stores, cafes, pubs and fine dining restaurants. Musgrove Park Hospital and Nuffield Health Hospital serve the town and there is an excellent range of independent and state schools within the area (Taunton School and Kings Taunton School). Taunton is also home to the Somerset County Cricket Club.

Taunton benefits from close links with the neighbouring towns of Wellington (approximately 10.8-kilometres (6.7-miles) to the south-west) and Bridgwater (approximately 19.5-kilometres (12.1-miles) to the north). Both providing a wide range of facilities and amenities.

COMMUNICATIONS

Road – The land is located east of the A38. The A38 provides access north to North Petherton and Bridgwater and beyond and south to Rumwell and Wellington and beyond. The A38 joins the A358 at the Toneway crossroad, which links west to Taunton and east to Ilminster. Junction 25 of the M5 motorway is approximately 7.08-kilometres (4.4-miles) to the north, via the A358.

Rail – Taunton Railway Station is approximately 4.0-kilometres (2.5-miles) to the east. It provides mainline services to Exeter St David's, Cardiff Central, Bristol Temple Meads and London Paddington.

Air – Bristol Airport is approximately 66.2-kilometres (41.1-miles) to the north and Exeter Airport is approximately 47.8-kilometres (29.7-miles) to the south-west. Both have scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located on the south-western edge of Taunton. It is bound by a residential development currently under construction by both Taylor Wimpey and Vistry.

The site is available as a whole, or as two separate lots, as detailed below:-

LOT 1 - THE FORMER STABLE BLOCK

Lot 1 comprises a former stable block building, with a substantial walled garden to the rear. It will be access via a shared driveway from Comeytrove Lane.

This driveway will only serve the two plots for sale, along with two other private residential dwellings. It also provides pedestrian access to the surrounding development.

The site area included within the sale of the former Stable Block extends to 0.38-acres. The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

THE STABLE BLOCK - DETAILED PLANNING PERMISSION

Somerset Council, on 30th of April 2025, granted detailed planning permission (DPP) (application number: 42/21/0068) for the conversion and change of use of the building from commercial (Class E) to 1no. residential dwelling. They also granted an accompanying listed building consent (application number: 42/21/0069/LBC).

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 1no. open market dwelling, together with associated infrastructure works. The property, once built, will be a detached 2-storey, 3-bedroom dwelling, that extents to approximately 260-sq.m. (2,799-sq.ft.). There is also a large courtyard parking area, along with a large walled garden the to rear of the property.

LOT 2 - THE OLD MILL

No planning application has been submitted, however, several master planning documents have been produced. These provide a number of concept ideas of the building’s potential. These are contained in the information pack.

Currently, the Gross Internal Area (GIA) of the building extends to 80-sq.m. (861-sq.ft.). There is scope for a potential extension (subject to obtaining the necessary consent). The building also has the option to refurbish a decommissioned water wheel bringing it back into use.

The building could be the ideal setting for a small business or café, given the high level of pedestrian foot fall.

The site area included within the sale of the Old Mill building extends to 0.06-hectares (0.14-acres). The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

PHOSPHATE MITIGATION STRATEGY

The former Stable Block building comes with an approved phosphate mitigation strategy, which does not require any further input from the buyer (as it forms part of the wider Orchard Grove Development).

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) payments will be due, as the former Somerset West and Taunton District Council (SSDC) area charge CIL on all new residential floor space created over 100-sq. m. The Council have confirmed that there is a charge of £30,666.05 in CIL payments for the conversion of the Stable Block in Lot 1.



The Old Mill - Concept Plan



Mill Building

For identification purposes only. Not to scale. Not to be relied upon.



Mill Building Visualisation - Character & Setting

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: ST362573.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion. Available as a whole or as two separate lots.

GUIDE PRICE

Lot 1 (The Stable Block) - £100,000

Lot 2 (The Old Mill) - £50,000

As a whole - £150,000

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

RIGHTS AND RESERVATIONS

The information pack contains the rights and reservations.

VALUE ADDED TAX

The seller will opt to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

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SERVICES

The current owner will bring services to the boundary of the Mill Building and former Stable Block plots. This includes electricity and water. They will also provide connection points for surface water and foul. Please ask for more information.

ADDITIONAL INFORMATION

The information pack is available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/vo47u9esp8l4kke9r54cg/AGwoiuB1aTGwDEQ3bUctBk?rlkey=jxpk9wuv2o52jyrpkdm6osmt1&st=dq3izoxa&dl=0>

DIRECTIONS

Sat Nav: TA4 1EF

What3words: skill.reduce.warm

VIEWINGS

All viewings are strictly by appointment. No one is to enter or the site without prior arrangement with GTH.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

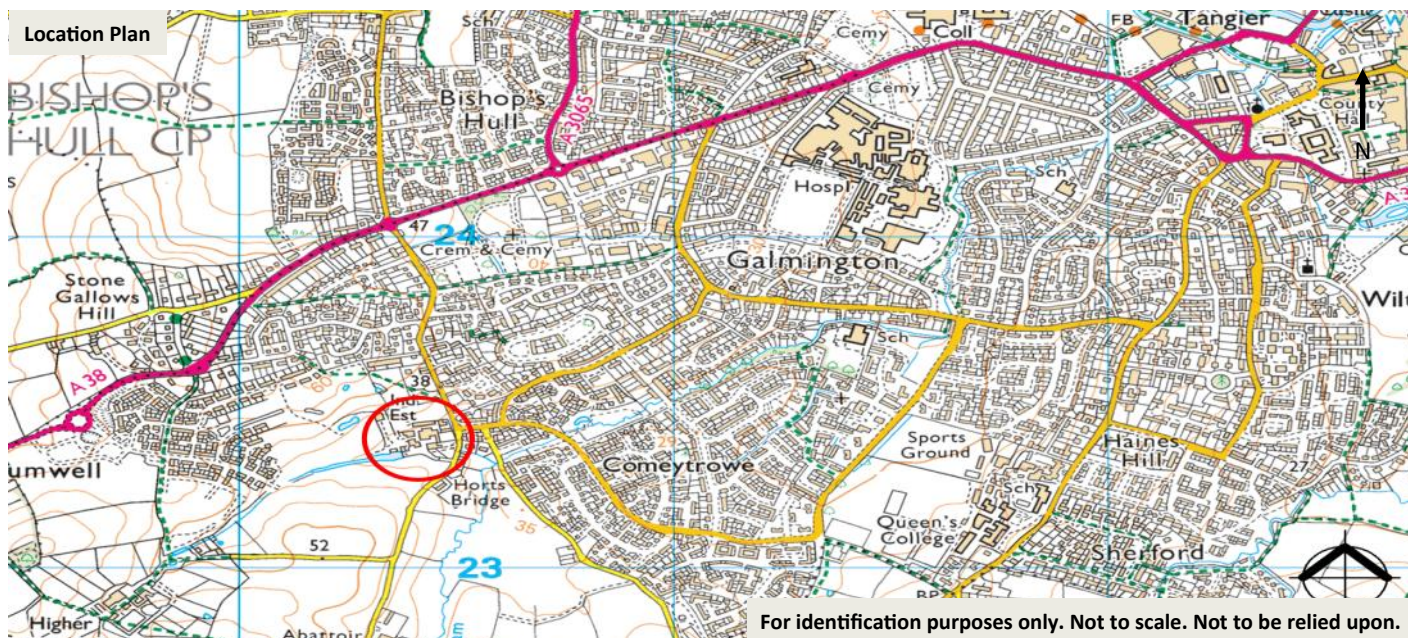
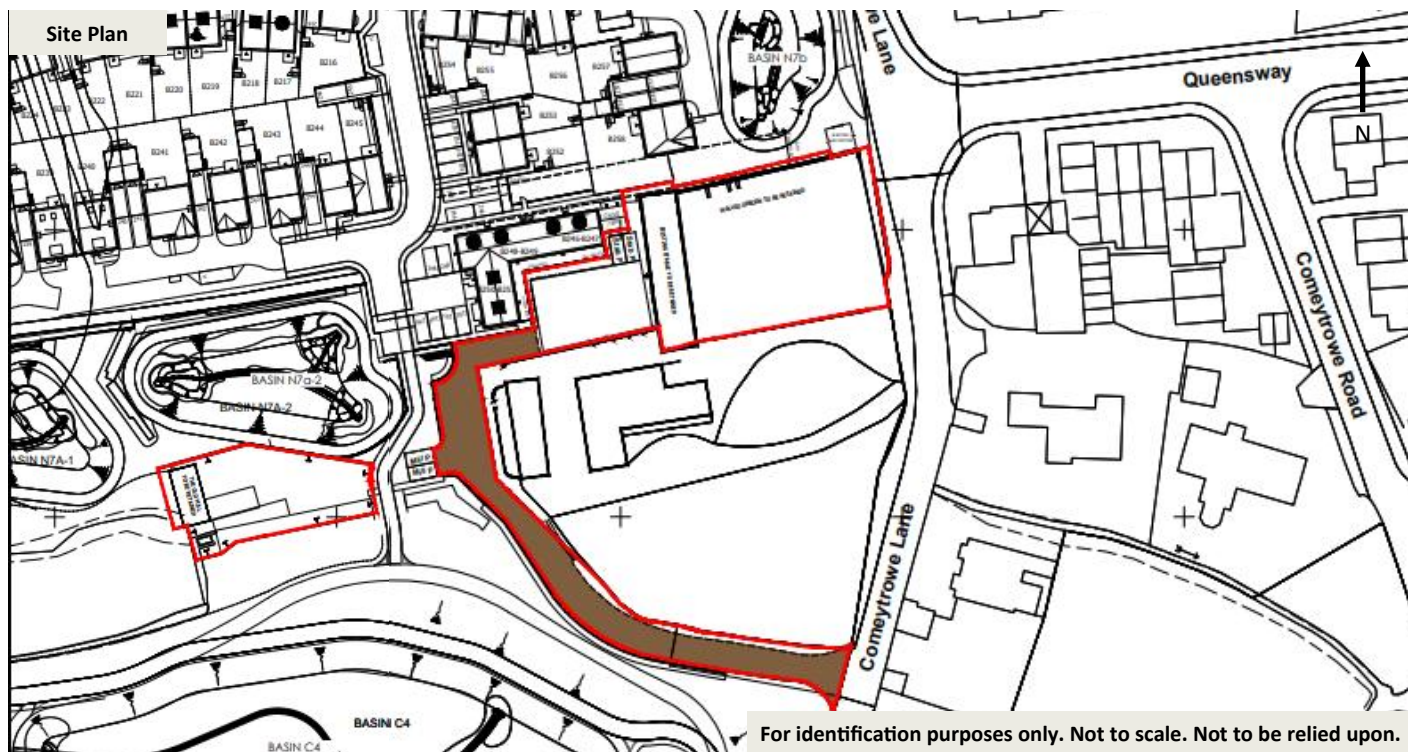
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken May and September 2025

Sales Brochure produced: September 2025

Property Reference Number: TAL250046



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