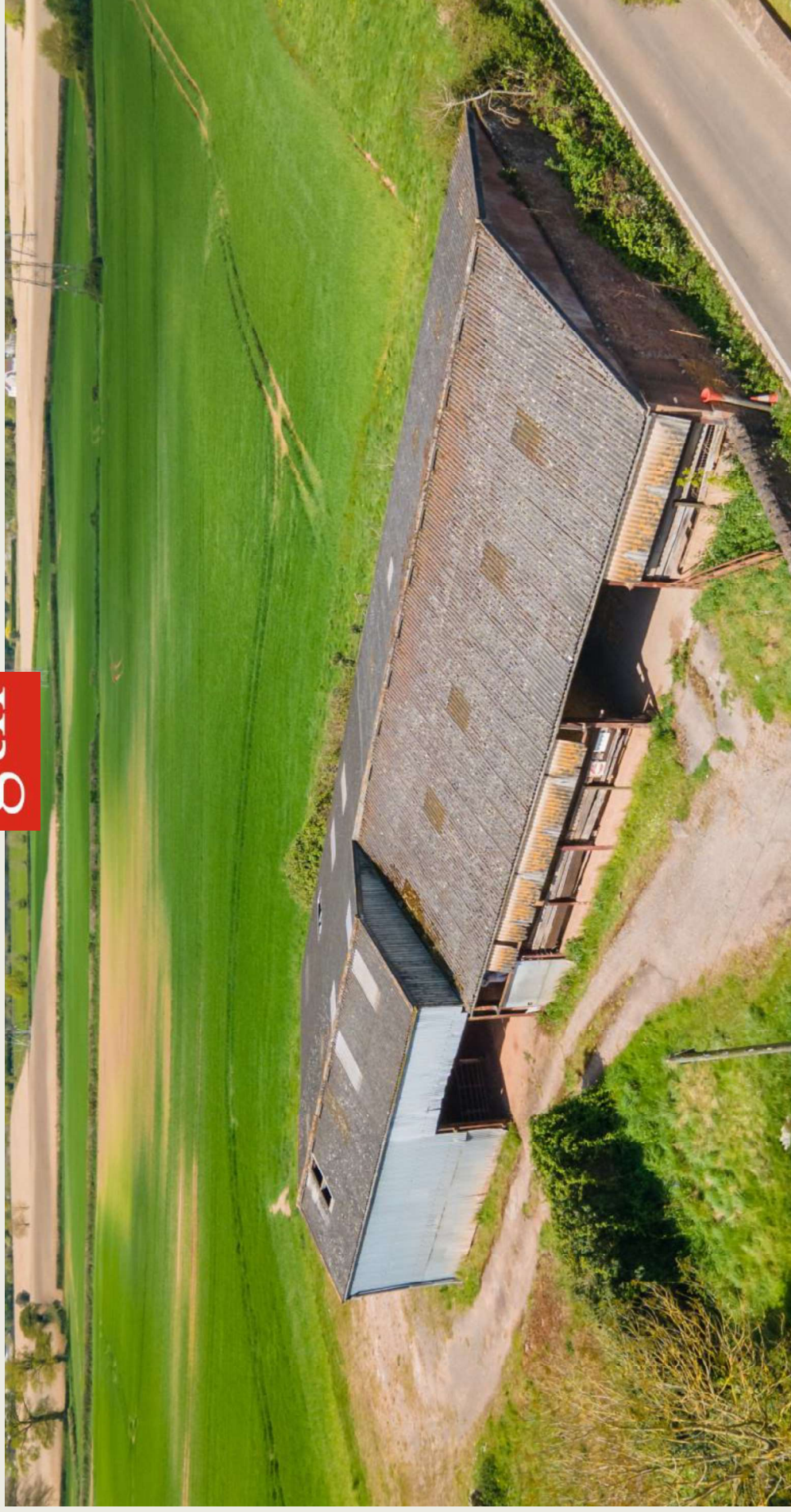


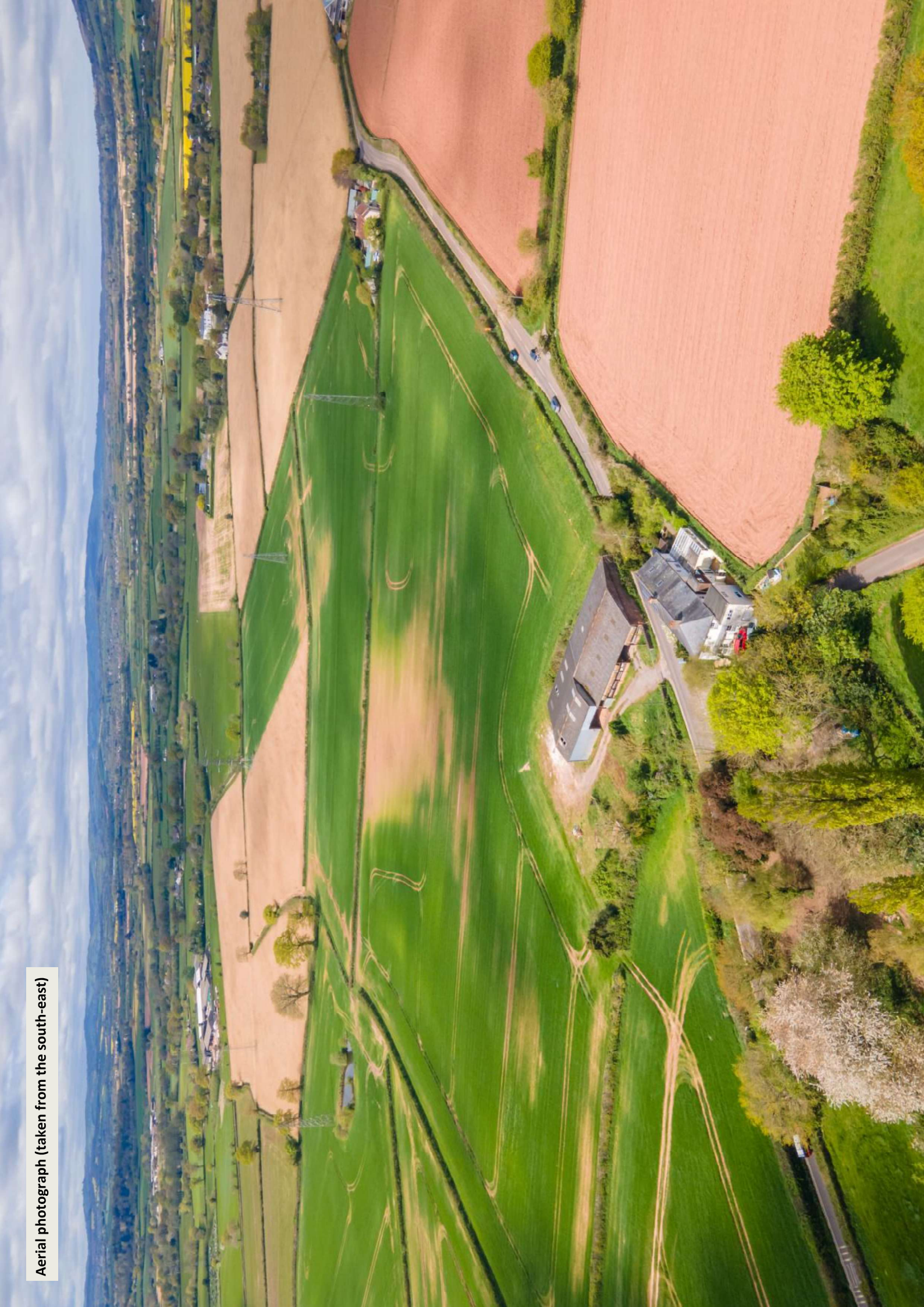
gth



RAPSHILL BARNS

Kingston St Mary ■ Nr. Taunton ■ Somerset ■ TA2 8AB

Aerial photograph (taken from the south-east)

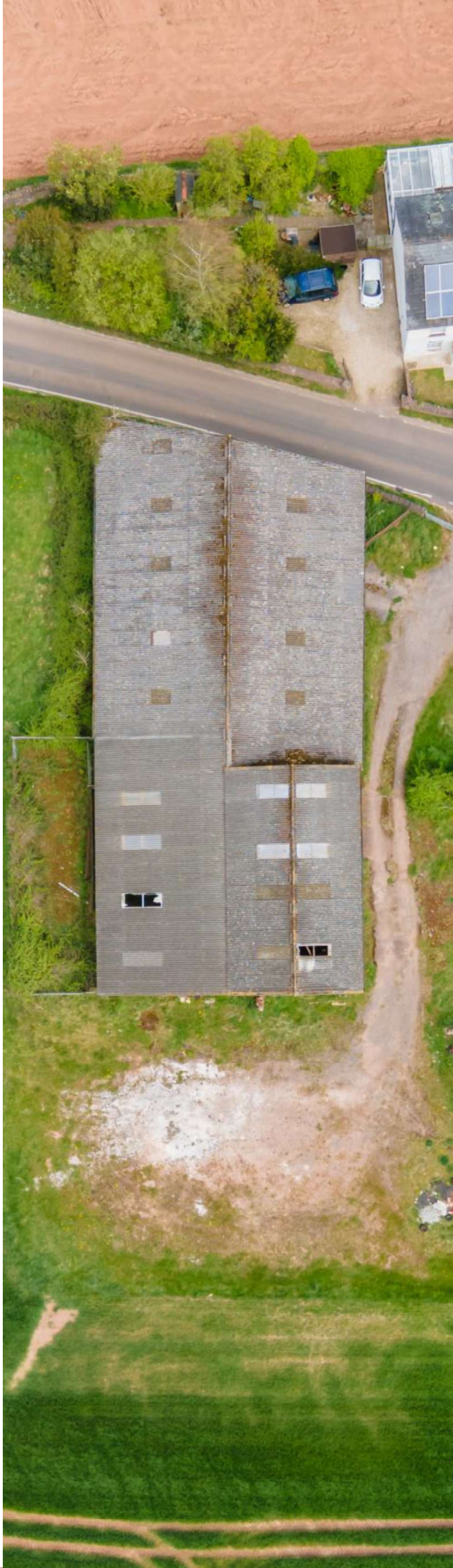


Rapshill Barns

Kingston St Mary, Nr. Taunton, Somerset TA2 8AB

Residential development site with Class Q Prior Approval for 5no. dwellings (all open market), together with associated infrastructure works.

This is an exceptional site in a rural location within close proximity to Taunton.



The site extends, in total, to approximately 0.39-hectares (0.96-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg
01823 219993
mark.chugg@gth.net

George Williams
01823 334466
george.williams@gth.net

LOCATION

The site is just south of the village of Kingston St Mary, within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton (SWaT)).

Kingston St Mary has a range of amenities and facilities, including (but not limited to): Kingston St Mary Church of England primary school, a church (Church of the Blessed Virgin Mary), a public house (The Swan) and a village hall.

The site benefits from close links to the county town of Taunton approximately 3.3-kilometres (2.1-miles) to the south. Taunton has a range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities, including (but not limited to): University Centre Somerset, Somerset County Cricket Club, Musgrove Park Hospital, Vivary Golf and Adventure Centre, Taunton Racecourse and the Museum of Somerset. There is an excellent range of independent and state schools within the area. The town has approximately 61,674no. residents (2021 Census).

Award winning Preparatory School, Kings Hall (King's College Prep School), is located directly opposite the site.

The Quantock Hills National Landscapes (AONB) are to the north of the site, (approximately 1.56-kilometres (0.96-miles)), and the Blackdown Hills National Landscape (AONB) are to the south of the site, (approximately 6.1-kilometres (3.8-miles)). Both are within easy reach of the site and are renowned for their abundance of wildlife and dramatic landscapes.

COMMUNICATIONS

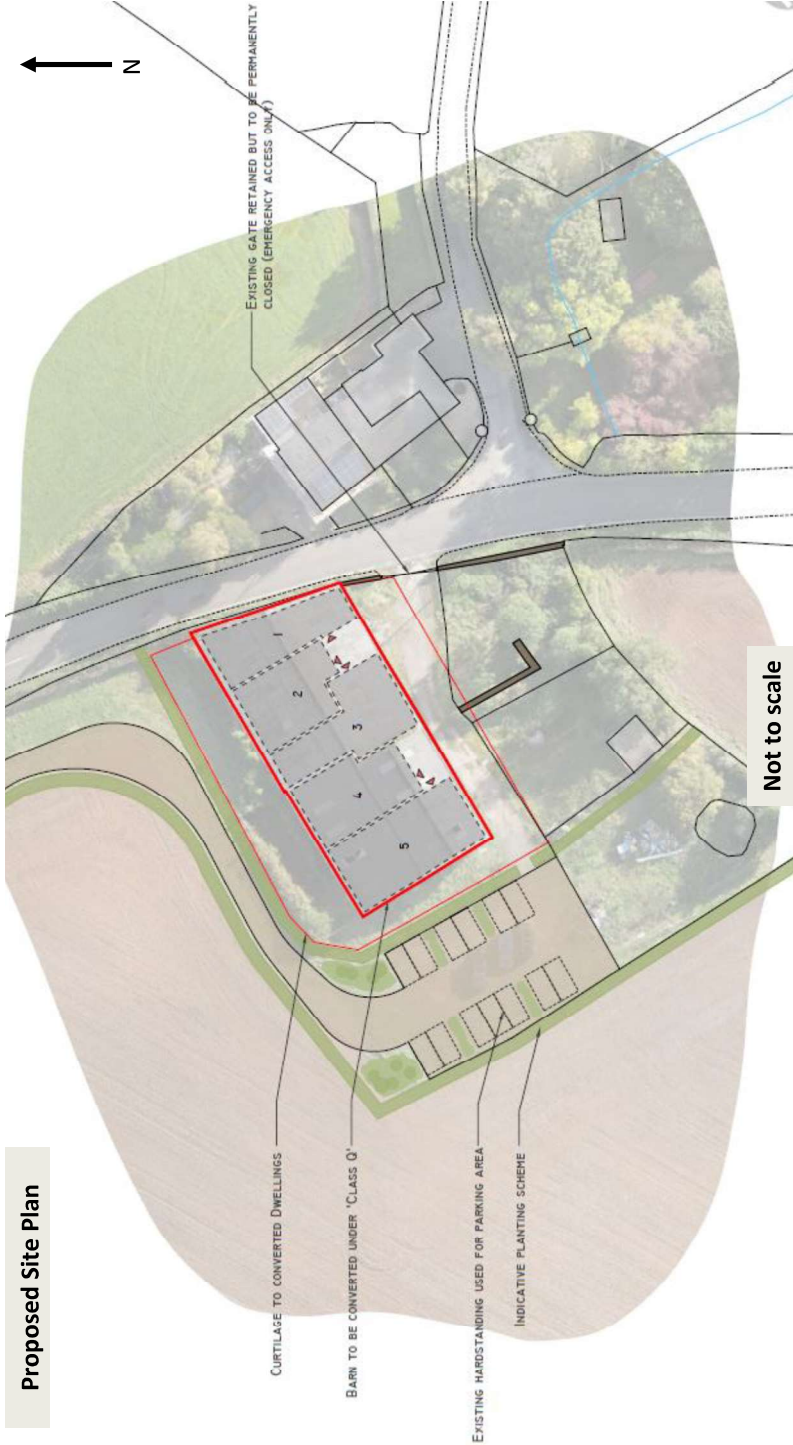
Road - Rapshill Barns are approximately 2.12-kilometres (1.3-miles) from the A358, which provides access to West Somerset and Ilminster and the A303 to the south-west. The M5 lies approximately 6.7-kilometres (4.2-miles) to the south-east, which links Bristol to Exeter. The A38 lies approximately 4.34-kilometres (2.7-miles) to the south-west, providing access to Wellington.

Bus — Lower Marsh Farm bus stop is approximately 105-metres (115-yards) to the north-west. It provides services to Taunton and Bridgwater.

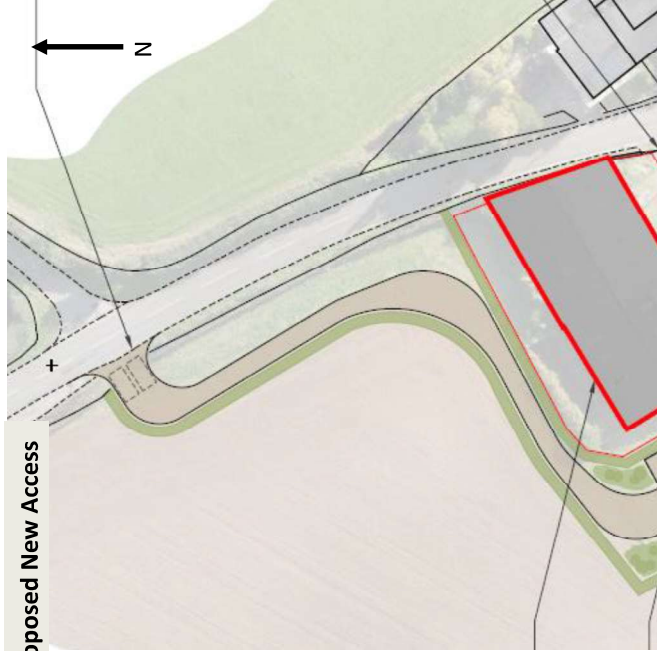
Rail - Taunton railway station is approximately 2.41-kilometres (1.49-miles) south of the site. It provides mainline services to Cardiff Central (approximately 1 hour and 30 minutes) Bristol Temple Meads (approximately 30 minutes) and London Paddington (approximately 1 hour and 40 minutes).

Air - Exeter Airport is approximately 40.87-kilometres (25.4-miles) to the south-west via the M5 and Bristol Airport is approximately 47.04-kilometres (29.2 miles) to the north east of the site. Both offer scheduled and chartered flights to a range of national and international destinations.

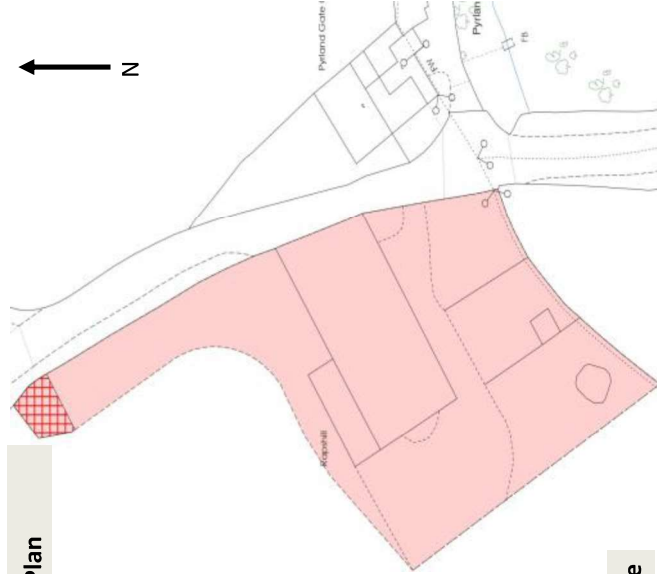
Proposed Site Plan



Proposed New Access



Sale Plan



SITE

The site comprises farmbuildings, a yard area and agricultural land. It is bound by agricultural land to the north, west and south and by Taunton Road to the east.

It extends, in total, to approximately 0.39-hectares (0.96-acres).

The site that is being offered for sale is shown outlined red on the sale plan overleaf.. Please note the site plan is shown for identification purposes only and is not to be relied upon. The site subject of the sale is larger than that that which is subject of the Class Q Prior Approval (PA).

CLASS Q PRIOR APPROVAL

Somerset Council (SC) granted Class Q PA (application number: 20/23/0016/CQ) dated 27th March 2024. This is for the change of use of the farmbuildings from agricultural to residential dwellings. This is subject to 1no. condition.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential scheme (PRDS) comprises 5no. dwellings in a single terrace (all open market), together with associated infrastructure works. The scheme comprises:-

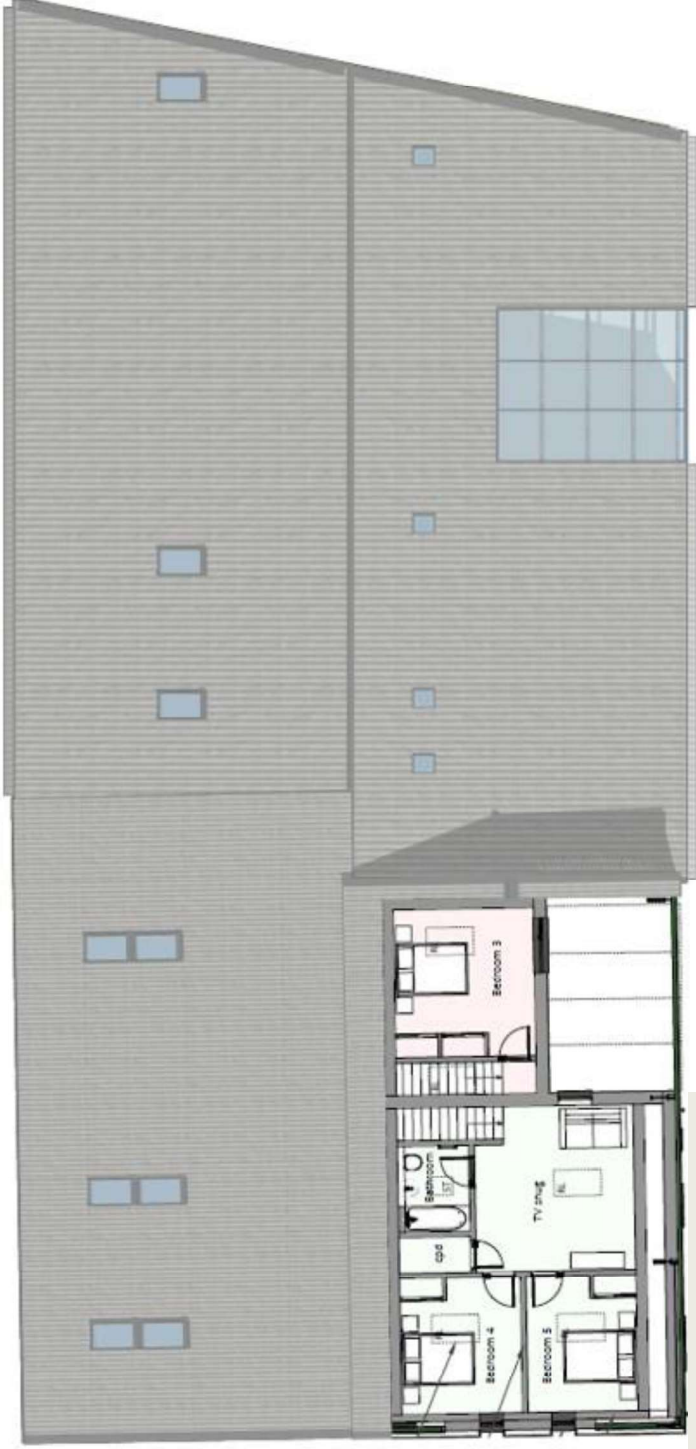
- 1no. 2-bed one-storey dwelling (end of terraced) that will extend to approximately 99.8-sq.m (1,074-sq.ft.);
- 1no. 3-bed one-storey dwelling (mid-terraced) that will extend to approximately 99.7-sq.m. (1,073-sq.ft);
- 1no. 3-bed one-storey dwelling (mid-terraced) that will extend to approximately 120.7-sq.m (1,299-sq.ft.);
- 1no. 3-bed two-storey dwelling (mid-terraced) that will extend to approximately 127-sq.m. (1,367-sq.ft.); and
- 1no. 5 bed two-storey (end of terraced) dwelling that will extend to approximately 203.1-sq.m. (2,186-sq.ft).

OPPORTUNITY FOR VALUE ENHANCEMENT

There may be an opportunity to re-visit the planning using the Class Q PA as a ‘fall-back position’. This is in order to apply to the Council for a detailed planning application (DPA) for new build dwellings, in lieu of those proposed under the existing Class Q PA. This is likely to ‘add-value’ and generate higher indicative sale prices of the dwellings once built.

Please also note that the Government announced major changes to Class Q PA legislation. The maximum number of dwellings that can be created within an agricultural unit has increased from 5 to 10, with the maximum floor space of new dwellings set at 1,000 sq.m. (10,763.9-sq.ft). A new build single storey rear extension (up to 4m) can now also be added, provided that it is on an existing hardstanding.

Proposed First Floor Plans



Proposed Ground Floor Plans



Not to scale

COMMUNITY INFRASTRUCTURE LEVY

We understand that the gross internal floor area (GIA) of the existing farmbuildings are larger than the GIA of the PRDs. Therefore, there will not be any community infrastructure levy due. This has been confirmed by SC in a CIL liability notice, which is contained within the information pack.

LOCAL AUTHORITY

Somerset Council
County Hall
The Crescent
Taunton
Somerset
TA1 4DY
T: (0300) 123 2224
E: Planningwest@somerset.gov.uk
W: www.somerset.gov.uk

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: ST289714.

Please note that the site, subject of the sale, is part of a wider Land Registry title, as shown on the Land Registry title plan contained within the information pack.

METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for Submission of Offers and the associated procedure.

GUIDE PRICE

The guide price is in the region of £600,000.

Offers are invited on an unconditional basis.

OVERAGE

The seller's preference is for an overage provision to be contained within the sales contract. The terms of the overage are subject to negotiation.

VALUE ADDED TAX

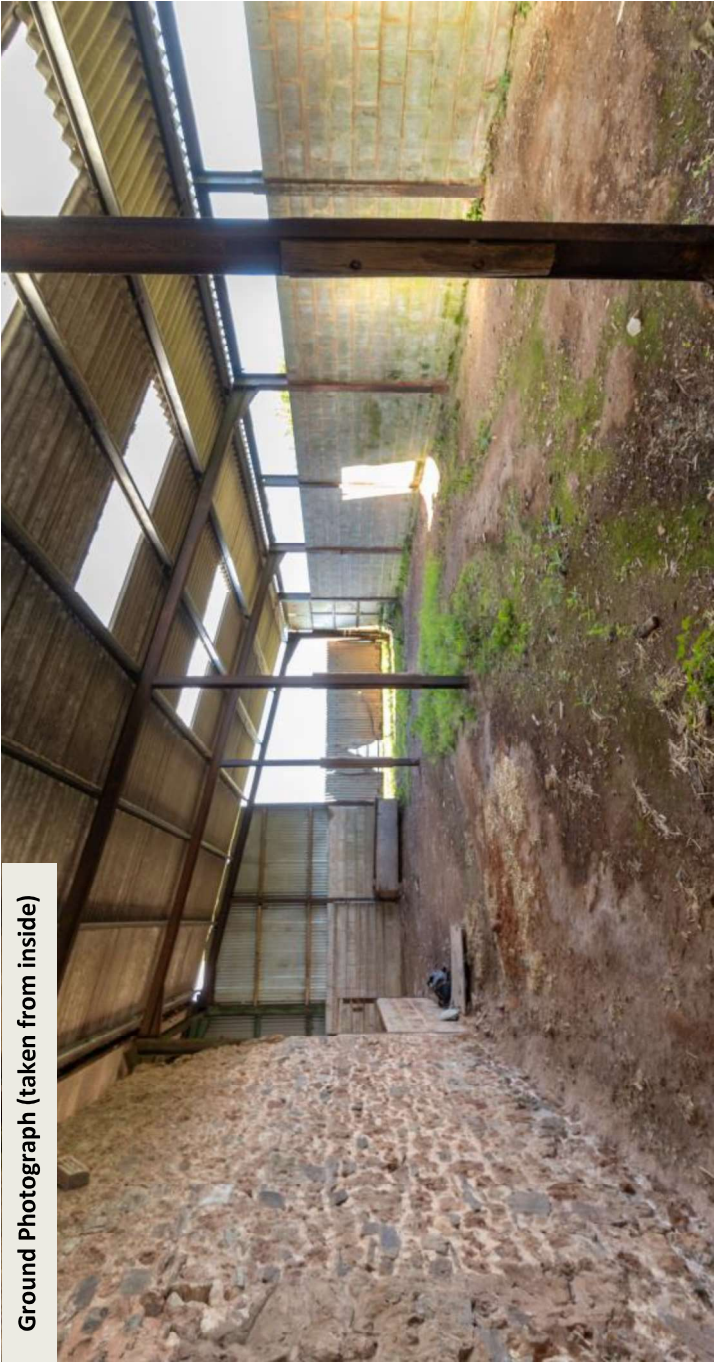
The seller has opted to tax; therefore VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

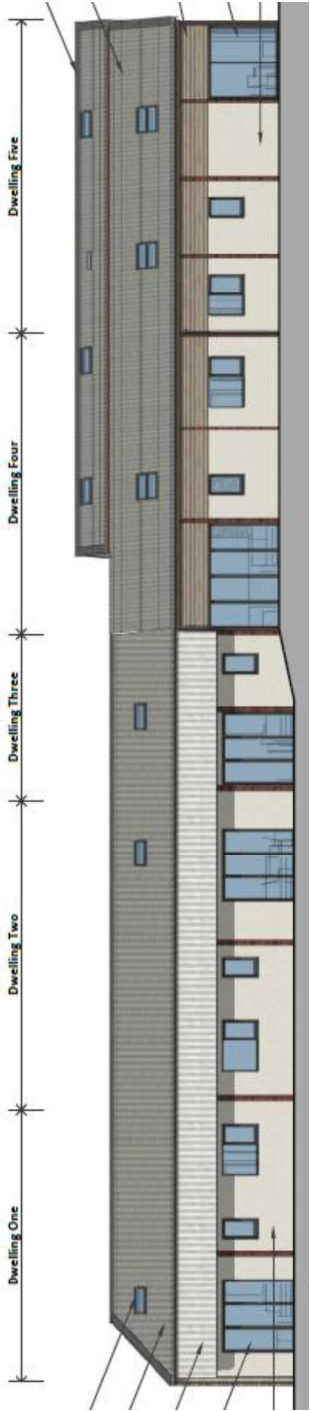
RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

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.

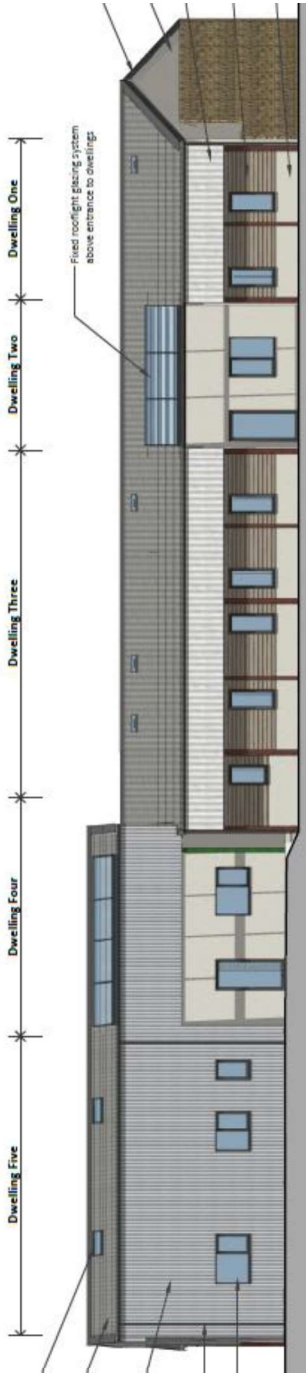
Ground Photograph (taken from inside)



Proposed Northern Elevation



Proposed Southern Elevation



Not to scale

RIGHTS AND RESERVATIONS

The buyer will be obligated to erect a stock proof fence around the perimeter of the site (post and rail).

The seller will retain a right of way, at all times for all purposes, over the area of land hatched red on the site plan.

SERVICES

We understand that electricity is available adjacent to the site.

The site will be served by mains water and gas, which are available in the road. Foul drainage is also available in the road.

The PRDS will be served via a new package treatment plant.

It will be up to the buyer of the site to upgrade and improve the services to serve the PRDS.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/wu5g1yw50zvc31quoutz3/h?rlkey=4tk116dx8ax7ekfxdxw7p56u&st=u1u3k215&dl=0>

<https://youtu.be/sTAiOn7r1k>

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the viewing days.

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.

DIRECTIONS

Sat Nav: TA2 8AB

What3words: **owner.trees.noting**

From the centre of Taunton town centre, head north on North Street, over the River Tone and onto Bridge Street. Turn right onto Station Road, continuing past the Train Station. Once past the Station, merge onto Kingsdon Road and continue north for approximately 1.9-kilometres (1.2-miles). The site will be identified by a Greenslade Taylor Hunt signboard on the left side of the road, opposite the entrance to Kings Hall School.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net.

Our New Homes Service brochure is available via the link, set out below:-

[New Homes with GTH](#)

BLOCK MANAGEMENT

Our Block Management department will be delighted to provide prospective buyers with advice on marketing the property.

The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net

Our Property Management Service brochure is available, via the link set out below:-

[Property Management](#)

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 February 2024

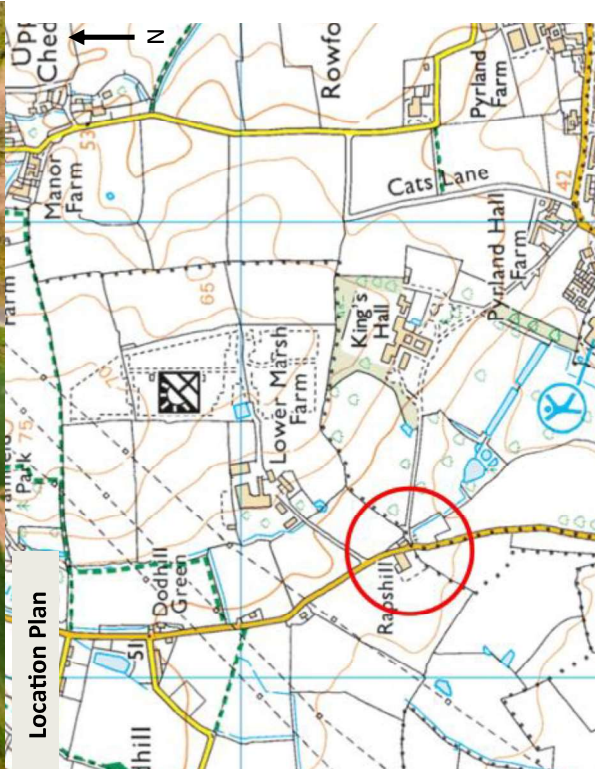
Sales Brochure produced May 2024

Property Reference Number: TAL240028

Aerial Photograph (taken from the south-west)

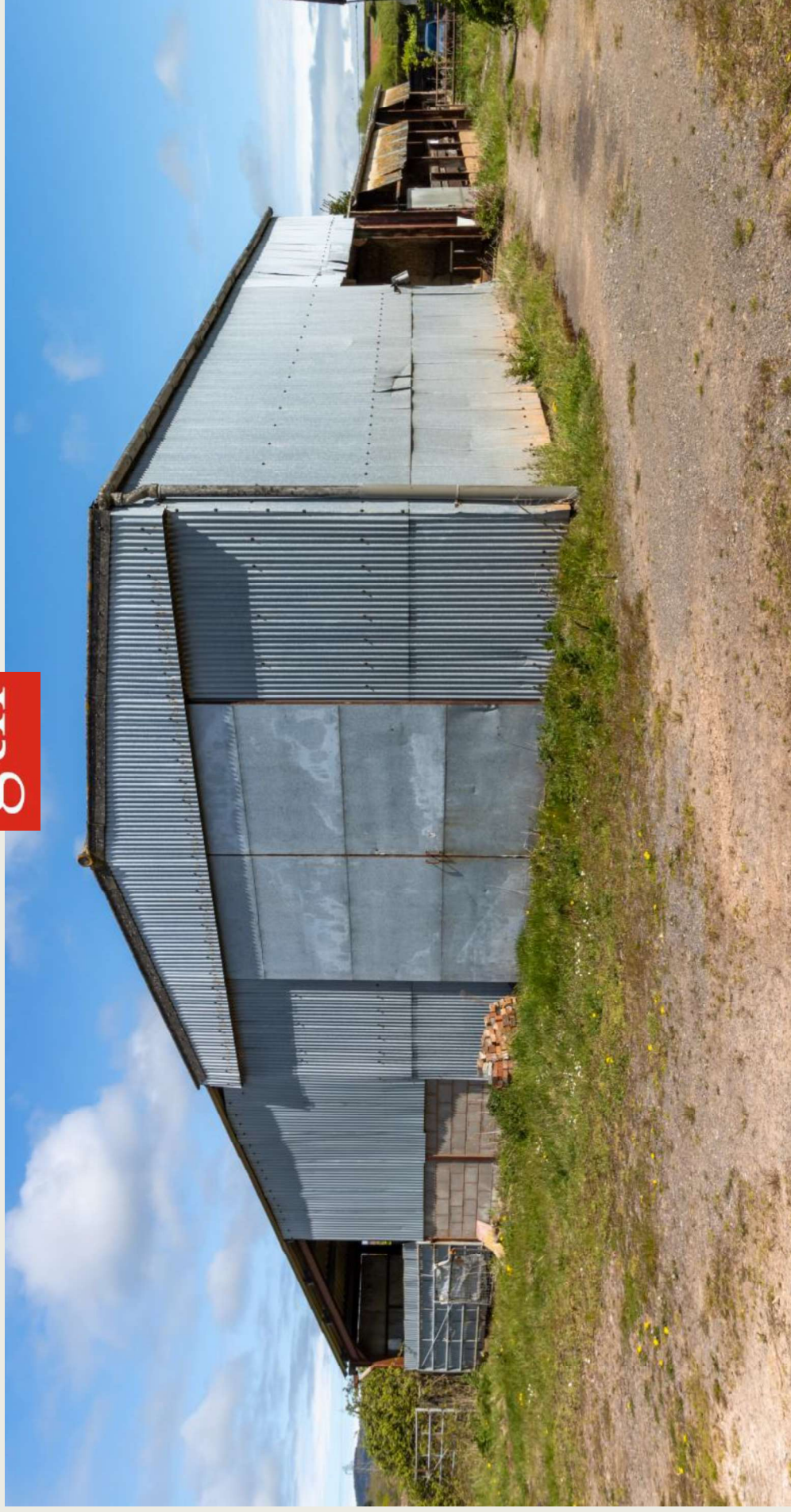


Location Plan



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432. Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: GHW/277
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

RAPSHILL BARNs, KINGSTON ST MARY, NR. TAUNTON, SOMERSET TA2 8AB

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr S G & Mrs S H Thorne and Mrs P O'Flynn. It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the development opportunity.

Site

The Site comprises farmbuildings, a yard area and agricultural land. It is bound by agricultural land to north, west and south and by Taunton Road to the east.

It extends, in total, to approximately 0.39-hectares (0.96-acres).

Class Q Prior Approval

Somerset Council (SC) granted Class Q PA (application number: 20/23/0016/CQ) dated 27th March 2024. This is for the change of use of the farmbuildings from agricultural to residential dwellings. This is subject to 1no. condition.

Proposed Residential Development Scheme

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- 1no. 2-bed one-storey dwelling (end of terraced) that will extend to approximately 99.8-sq.m (1,074-sq.ft.);
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- 1no. 5 bed two-storey (end of terraced) dwelling that will extend to approximately 203.1-sq.m. (2,186-sq.ft).

Section 106 Agreement

We understand the threshold for Section 106 contributions has not been met by the Class Q PA; therefore, there will not be any obligations or financial contributions.

Community Infrastructure Levy

We understand that the gross internal floor area (GIA) of the existing farmbuildings are larger than the GIA of the PRDS. Therefore, there will not be any community infrastructure levy due. This has been confirmed by SC in a CIL liability notice, which is contained within the information pack.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

The guide price is in the **region of £600,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Thursday, 11th July 2024**.

The offers are to be submitted to George Williams BSc (Hons) MRICS, Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**RAPSHILL BARNs, KINGSTON ST MARY, NR. TAUNTON, SOMERSET TA2 8AB**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: george.williams@gth.net

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

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

<https://www.dropbox.com/scl/fo/wu5qjyw50zvc31quoutz3/h?rlkey=4tki1i6dx8ax7ekfxdxw7p56u&st=u1u3k215&dl=0>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property 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.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: george.williams@gth.net or sarah.wynn@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure
Site Plan