



TOWNSEND FARM

East Quantoxhead - Nr. Bridgwater - Somerset - TA5 1EL

Aerial Photograph taken from the south east



TOWNSEND FARM

East Quantoxhead - Nr. Bridgwater - Somerset - TA5 1EL

An exceptional renovation, conversion and development opportunity.

A detached, period, five-bed farmhouse for renovation; a range of traditional barns with detailed planning permission for conversion to 7no. dwellings (all open market); a range of modern farm buildings; and a paddock.



The site extends, in total, to approximately 2.22-hectares (5.50-acres)

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH



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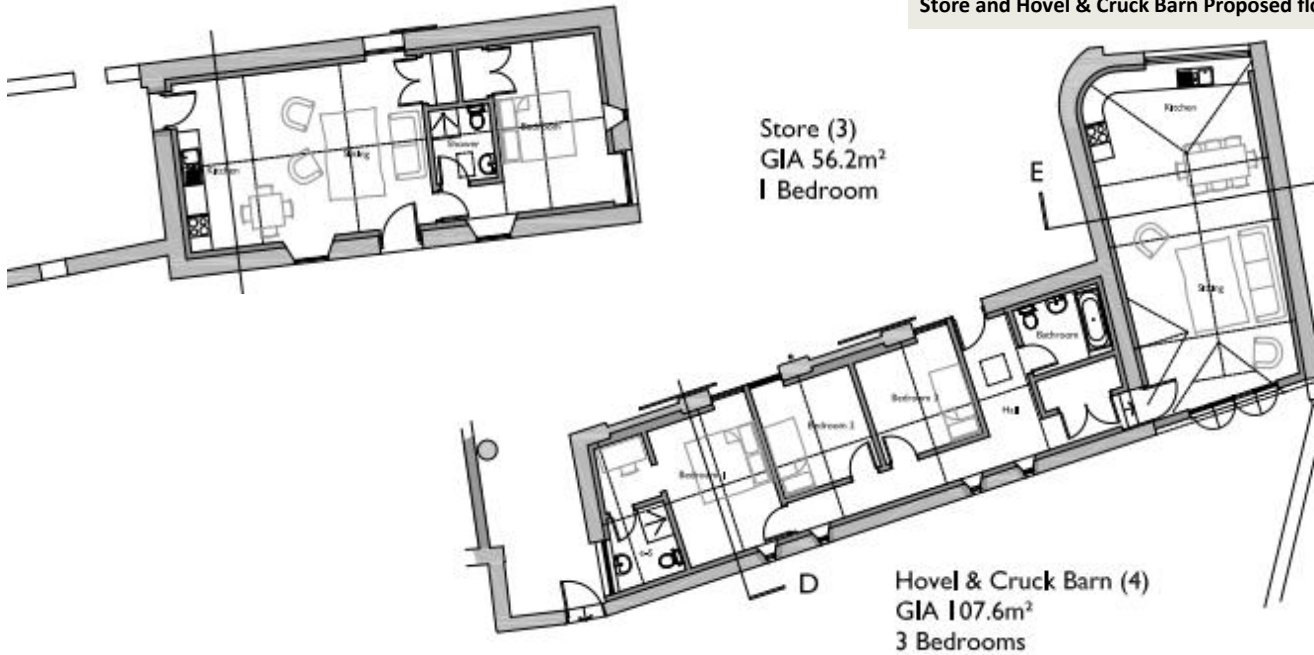
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Store and Hovel & Cruck Barn Proposed floor plans



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

Ground photograph of the Farmhouse



LOCATION

The hamlet of East Quantoxhead is located in West Somerset. It is located within the administrative area of Somerset Council (SC) (formerly Somerset West and Taunton (SWaT)).

East Quantoxhead boasts a stunning rural position on the edge of the Quantock Hills National Landscape (NL), formerly known as an Area of Outstanding natural beauty (AONB), renowned for its abundance of wildlife and dramatic landscape. East Quantoxhead and Kilve beach are also within easy reach.

The neighbouring village of Kilve is located approximately 3.2-kilometres (2.0-miles) to the east. It has a comprehensive range of facilities and amenities, including (but not limited to); the Hood Arms public house, a church (St Mary's), SSE Outdoor Centre, a café, a seasonal tea garden, a village shop, a Post Office and a cricket club.

Bridgwater is approximately 21.2-kilometres (13.2-miles) to the east, while Taunton is approximately 28.5-kilometres (17.7-miles) to the south. Taunton has an extensive range of shopping facilities, including many independent high street stores, cafés, 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 is also home to the Somerset County Cricket Club.

COMMUNICATIONS

Road - The A39 runs south-west from Bath through Wells, Glastonbury, Street and Bridgwater. The A39 links to the M5 approximately 25.4-kilometres (15.8-miles) at Junction 23 to the east.

Rail - Bridgwater Railway Station is approximately 21.2-kilometres (13.2-miles) to the south. It provides mainline services to Taunton, Cardiff Central, Bristol Temple Meads and London Paddington.

Air - Bristol Airport is approximately 60.9-kilometres (37.9-miles) to the north-east, via the A39, M5 and A38. Exeter Airport is approximately 84-kilometres (52.2-miles) to the south west via the A39 and M5. Both airports have scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated off the A39, a well-maintained main road.

It comprises a farmhouse; a range of outbuildings for conversion, 3no. modern agricultural buildings; and a large paddock to the west.

It is abutted to the north by the A39 with agricultural land beyond; and to the east, west and south by agricultural land.

It extends, in total, to approximately 2.22-hectares (5.50-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.

DETAILED PLANNING PERMISSION

SC, on the 23rd May 2017, granted detailed planning permission (DPP) (application number: 3/11/16/005), for the conversion of redundant agricultural buildings to form 7no. dwellings with associated works and alterations to access from a bridleway to the A39.

Work was done to commence development prior to the permission's expiry. Please speak to GTH for more information.

PROPERTY/FARMHOUSE

The farmhouse is an attractive, period, 5-bed dwelling built from traditional stone with a rendered white facade.

The Gross Internal Area (GIA) is approximately 2,872-sq. ft. (266-sq. m.) Please see floor plans at the rear of the brochure setting out dimensions and layout.

The accommodation is on two floors.

Ground Floor

The ground floor entrance porch leads into the sitting room and the dining room.

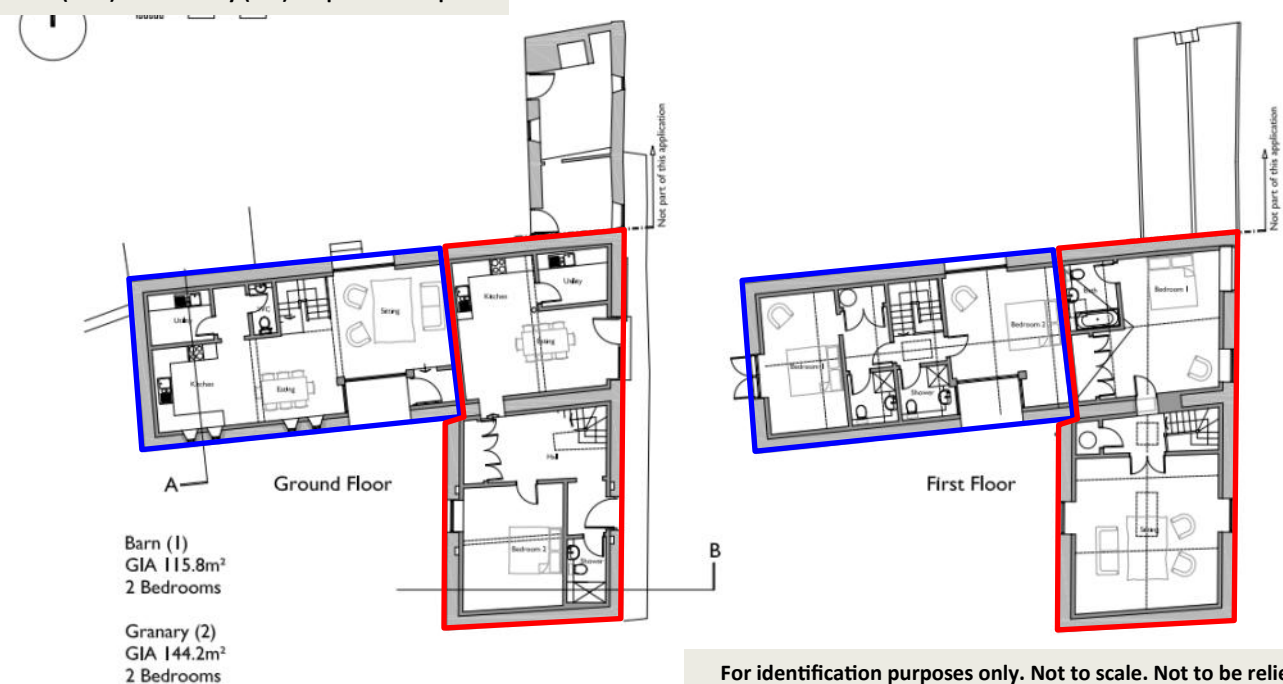
The sitting room has a fireplace with stone hearth and timber mantel, north facing aspect, cupboard storage, access to the first floor and corridor to the dining room.

The dining room consists of a north facing aspect with doors leading into a corridor to the kitchen and upstairs.

The corridor off of the dining room leads to the first floor.

The kitchen is equipped with wall mounted fitted units, over cooker extractor unit, space for cooker, washing machine and

Barn (blue) and Granary (red) Proposed floor plans



Aerial Photograph (taken from the north)



Ground photograph of the Granary



tumble dryer, built in cupboards and sink, access to the dining room and hall.

The hall has a south facing aspect, access to the outside of the property and there is store room adjoining the hall.

The store has a south facing aspect, shower room with wc, sink and window. There is access to an additional room used for storage which has a east facing aspect.

First Floor

The first floor comprises five bedrooms and three bathrooms respectively.

Bedroom 1 is dual aspect with an en-suite, cupboard storage and access to all bedrooms.

Bedroom 2 has a fireplace, access to the ground floor from a staircase in the bedroom and south facing aspect.

Bedroom 3 has a south facing aspect and has access to all bedrooms.

Bedroom 4 has a south facing aspect and has access to all bedrooms.

Bedroom 5 has a north facing aspect and has access to all bedrooms.

There is one main bathroom which has a sink, bath, a north facing aspect and access to all bedrooms.

The wc is next door to the main bathroom and this also has a north facing aspect and access to all the bedrooms.

PROPOSED RESIDENTIAL DEVELOPMENT SITE

The Proposed Residential Developments Site (PRDS) will comprise of 7no. dwellings (all open market). The traditional barns are situated to the south of the farmhouse.

Barn (1) is a two-storey barn predominantly of stone construction under a pitched roof, the conversion creates a 2-bedroom semi-detached barn with an approximate 1246-sq. ft. (115-sq. m.) GIA.

The Granary (2) is a two-storey barn predominantly of stone construction under a pitched roof, pitched roof with slate. The conversion creates a 2-bedroom semi-detached barn with an approximate 1552 sq. ft. (144-sq. m.) GIA.

Internal photograph of Bedroom 1



The Store (3) is single-storey barn that forms part of a walled courtyard, the barn is predominantly of stone construction under a pitched roof. The conversion creates a 1-bedroom single-storey bungalow with an approximate 1246-sq. ft. (115-sq. m.) GIA.

The Hovel & cruck Barn (4) is a single-storey L-shaped barn predominantly of stone construction under a pitched roof. The conversion creates a 3-bedroom single-storey bungalow with an approximate 1158-sq. ft (107-sq. m.) GIA.

The Combine Shed (5) is single storey barn that stands alone at the furthest south of the site, predominantly of stone construction under a pitched roof. The conversion creates 3-bedroom detached house with an approximate 1539-sq. ft. (142-sq. m.) GIA.

Linhay (6) is a single storey barn that makes up the western edge of the walled courtyard, it is predominantly of stone construction under a pitched roof. The conversion creates a 1-bedroom single storey bungalow with an approximate 1246-sq. ft. (115-sq. m.) GIA.

Stable (7) stands on the western edge of the development site, predominantly of stone construction under a pitched roof. The conversion creates a 1-bedroom single storey barn with an approximate 621-sq. ft. (57-sq. m.) GIA.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the detailed planning application; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

CIL is not charged in the former West Somerset District area. Therefore, no CIL is due to the Council on this instance.

LOCAL AUTHORITY

Somerset Council
Deane House
Taunton
Somerset
TA1 1HE

T: (0300) 304 8000

W: www.n-somerset.gov.uk

Internal photograph of Bedroom 2



Aerial Photograph (taken from the east)



Aerial Photograph taken from the north west



Aerial Photograph taken from the north east



Aerial Photograph (taken from the north east)



Ground photograph of the Store



Proposed Illustrative site layout



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

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: ST140750.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is in the region of **£750,000**.

Offers are invited on an unconditional basis.

Value Added Tax

The seller will not opt to tax; therefore, VAT will not 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.

RIGHTS AND RESERVATIONS

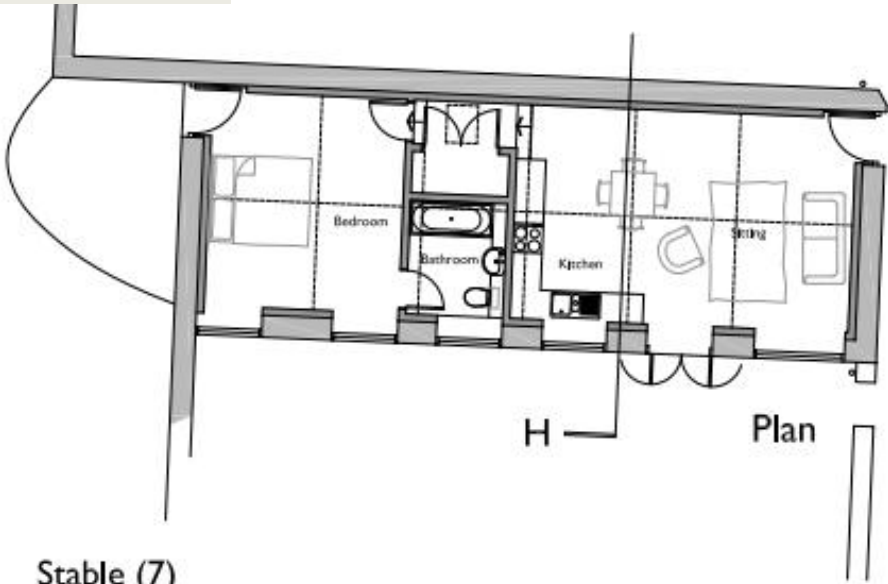
The seller will reserve a right of access highlighted by the brown line on the site plan overleaf. The seller will then contribute 20% towards the drives ongoing maintenance if left in its current form. (stone drive).

The incoming purchaser will be required to maintain the existing stock fencing on the outer boundary of the property for sale.

SERVICES

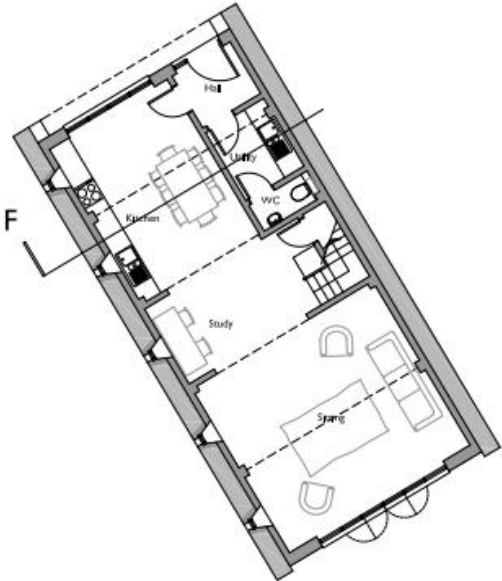
We understand electricity and foul drainage are available on the property with the exception of gas and mains water.

Stable Proposed floor plan



Stable (7)
GIA 57.7m²
1 Bedroom

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Ground Floor Plan



First Floor Plan

Combine Shed Proposed floor plans

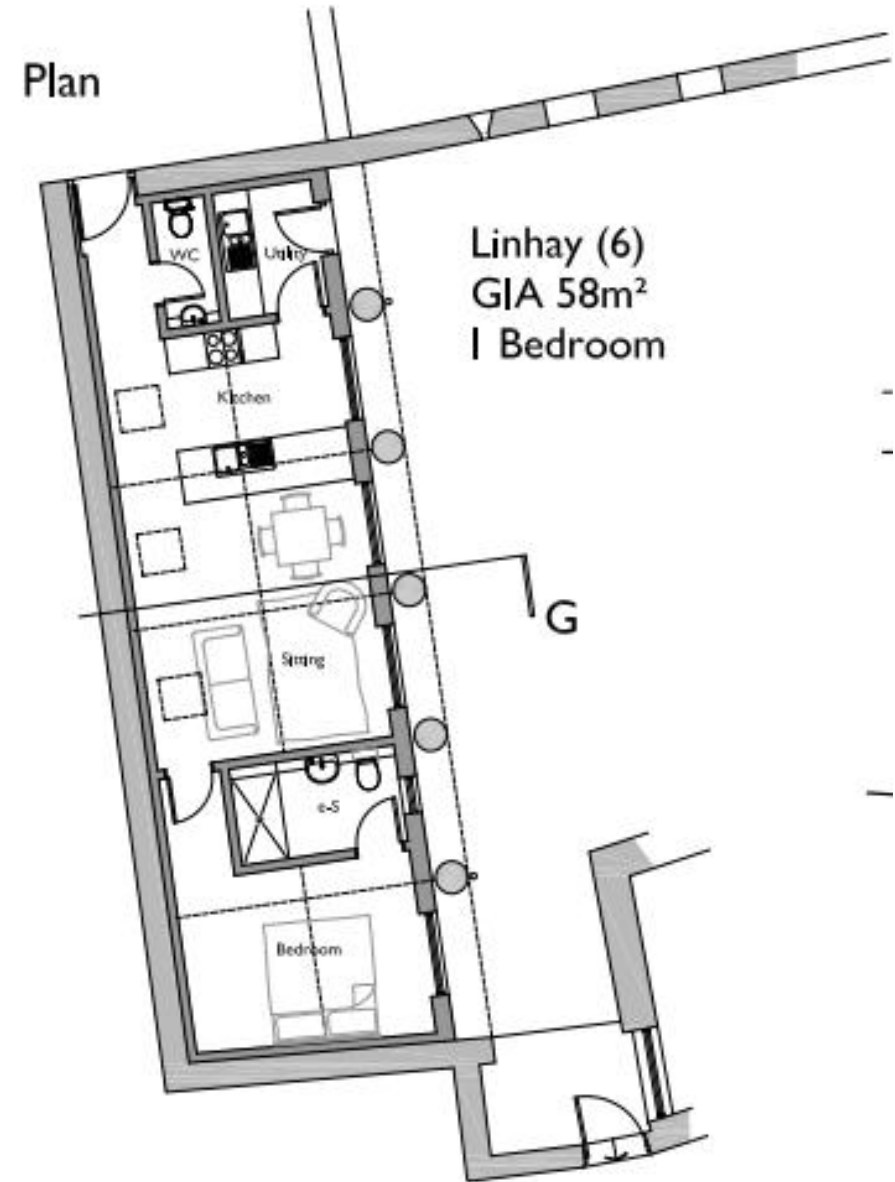
Combine Shed (5)
GIA 143m²
3 Bedrooms

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Internal photograph of the Kitchen



Linhay Proposed floor plan



Ground photograph of the Barn & Granary



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Water will no longer be provided.

The buyer will need to sink their own bore hole.

Alternatively, the seller has agreed to grant, as part of the sale, an easement over the land situated to the north of the property, permitting the buyer to connect to the existing mains water supply. All costs and responsibilities associated with the installation, connection, and any necessary works shall be borne solely by the buyer.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/v6a3e7ywbq1gg7rydla2w/AIHIFQhbiAY2qaqL35Oef3Q?rlkey=xzwxx6ago3ixd4ghb64luzzyi&st=y2wnt913&dl=0>

https://youtu.be/gLo_H1qKJdM

VIEWINGS

All viewings are strictly by appointment.

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.

RESTRICTIVE COVENANT

Not to do anything on the Property that is contrary to the existing rural character of the landscape of the area.

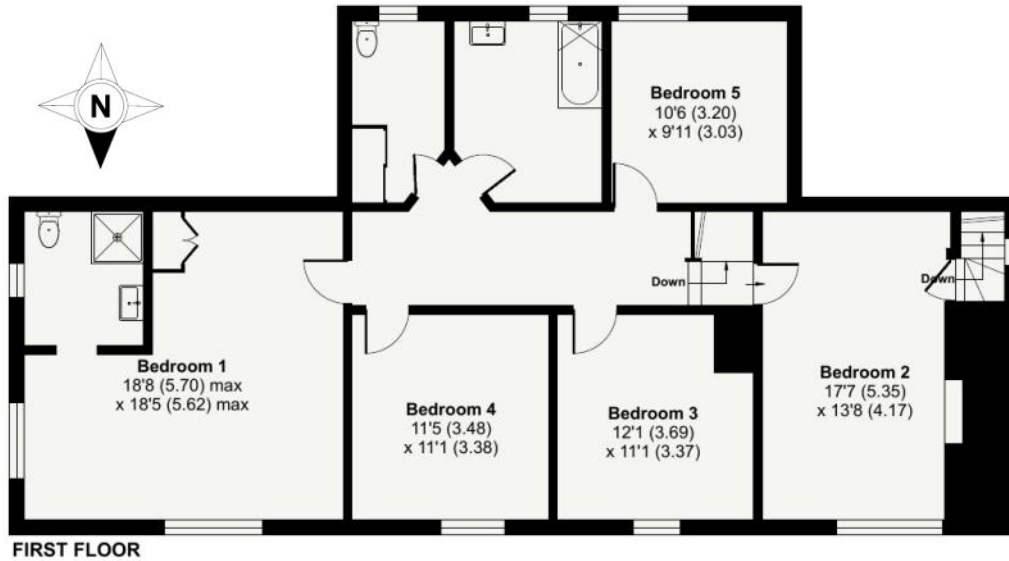
Ground photograph of the Store



Internal photograph of the Sitting Room



Measured floorplans of the Farmhouse



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DIRECTIONS

Sat Nav: TA5 1EL

What3words: [vibe.media.pats](https://www.what3words.com/vibe.media.pats)

From Bridgwater, follow the A38 towards Broadway for approximately 1.8-miles. Continue straight onto Broadway, then take Wembdon Road, following signs towards the A39 at Quantock Road. From here, join the A39 and continue for around 11.7-miles. The site will be identified by a GTH signboard on your left.

PLANNING

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

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

Internal photograph of the Dining Room



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 homes and advice on marketing the PRDS. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:

[GTH New Homes Services](#)

IMPORTANT NOTICE

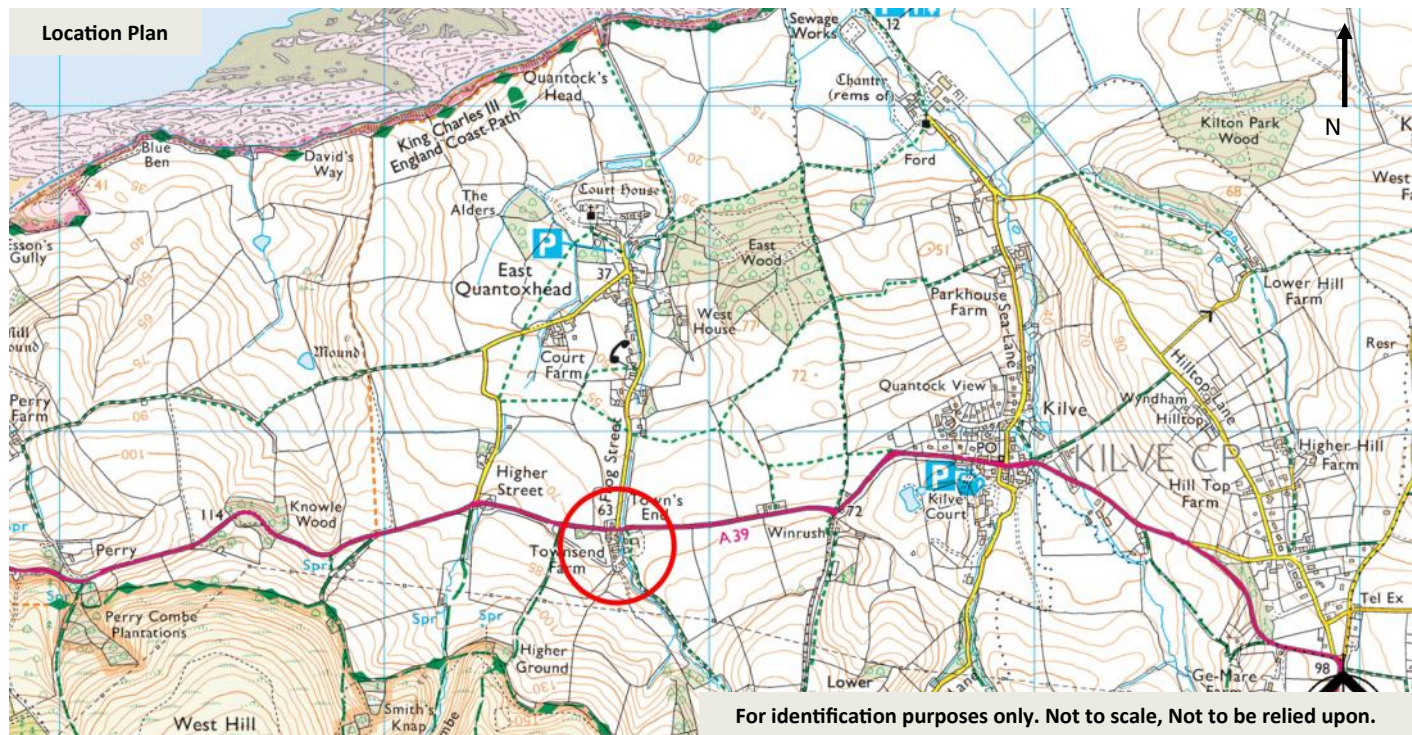
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4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken August 2025

Brochure produced September 2025

Property Reference: TAL250063





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