

gth

CGI IMAGE



Chilton Trivett Farm

Blackmore Lane ■ Cannington ■ Somerset ■ TA5 2LG

Aerial photograph taken from the south-east



Chilton Trivett Farm

Blackmore Lane, Cannington, Somerset TA5 2LG

*A large, historic & well proportioned farmhouse with ancillary accommodation and 3-acre garden/paddock,
along with a residential development site for 7no. dwellings (all open market).*



The property, as a whole, extends to approximately 2.63-hectares (6.5-acres). Available as a whole or in three lots.

Please note that an additional barn and land is available via separate negotiation. Please speak to GTH for more information.

For further information please contact: -

Development Land & Planning Department

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



GREENSLADE TAYLOR HUNT

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LOCATION

Chilton Trivett Farm is found within the administrative area of Somerset Council (SC). It is located approximately 1.3-kilometres (0.8-miles) south of Cannington; approximately 6.5-kilometres (4-miles) west of Bridgwater; and approximately 20.9-kilometres (13-miles) north of Taunton.

Cannington is a popular village offering a range of local amenities, including, a primary school, local shops, a medical centre, public houses, and restaurants. It is also home to Cannington Golf Club, Cannington Walled Gardens, and Bridgwater & Taunton College (Cannington Campus).

Bridgwater is a major commercial and employment hub, with an extensive range of retail, leisure, healthcare, and education facilities. The town has seen significant investment, particularly from the Hinkley Point C project, bringing economic growth to the area.

Taunton, the county town of Somerset, offers a comprehensive range of ecclesiastical, educational, employment, leisure, recreational and shopping facilities and amenities, including the Hankridge Farm shopping and leisure complex, which offers: 2no. retail parks (including a supermarket and petrol filling station).

COMMUNICATIONS

Road - Chilton Trivett Farm is accessed via Blackmore Lane, which links to the A39 (Quantock Road), approximately 1.6-kilometres (1-mile) to the south. The A39 provides a direct route east to Bridgwater 6.5-kilometres (4-miles), where connections can be made to the M5 motorway at Junction 23 8-Kilometres (5-miles). The M5 provides key strategic road links north to Bristol 56.3-kilometres (35-miles) and south to Exeter 72.4-kilometres (45-miles).

Rail - Bridgwater railway station is approximately 6.4-kilometres (4-miles) to the east. It provides direct services to Bristol Temple Meads, Exeter St David's and London Paddington.

Air - Bristol Airport is approximately 45.1-kilometres (28-miles) to the north. This provides schedules and chartered flights to a variety of destinations.

PROPERTY

The property comprises of a 4-bed farmhouse, a range of farm buildings and amenity land. It is bound by Blackmore Lane to the north; and agricultural land to the east, south and the west.

The property, as a whole, extends in total, to approximately 2.63-hectares (6.5-acres).

Lot 1- Farmhouse



Lot 1 - Farmhouse



LOTTING

The property is available as a whole or in three lots. An additional 17.6 acres are available via separate negotiation. Please speak to GTH for more information.

The lotting plan is to the right. The lots are as follows:-

Lot 1— Farmhouse

Chilton Trivett Farmhouse is a Grade II Listed property, offering spacious accommodation. The house has been well-maintained and improved, including an almost full re-roofing in 2022, leaving it in excellent condition. Extending to 3,277-sq. ft., it provides four double bedrooms, three reception rooms, and a study.

The accommodation is on two floors.

The lot extends, in total, to approximately, 1.31-hectares (3.25-acres). It is accessed via a drive off Blackmore Lane.

Ground Floor

The sitting room, drawing room, and dining room are all spacious, with high ceilings, large sash windows and original fireplaces, creating bright and inviting spaces. A study offers a quiet retreat, perfect for working from home or as a snug. The kitchen is well-appointed with bespoke fitted units and integrated appliances, featuring an Aga set within a characterful inglenook fireplace. A utility room and cloakroom provide additional practicality.

First Floor

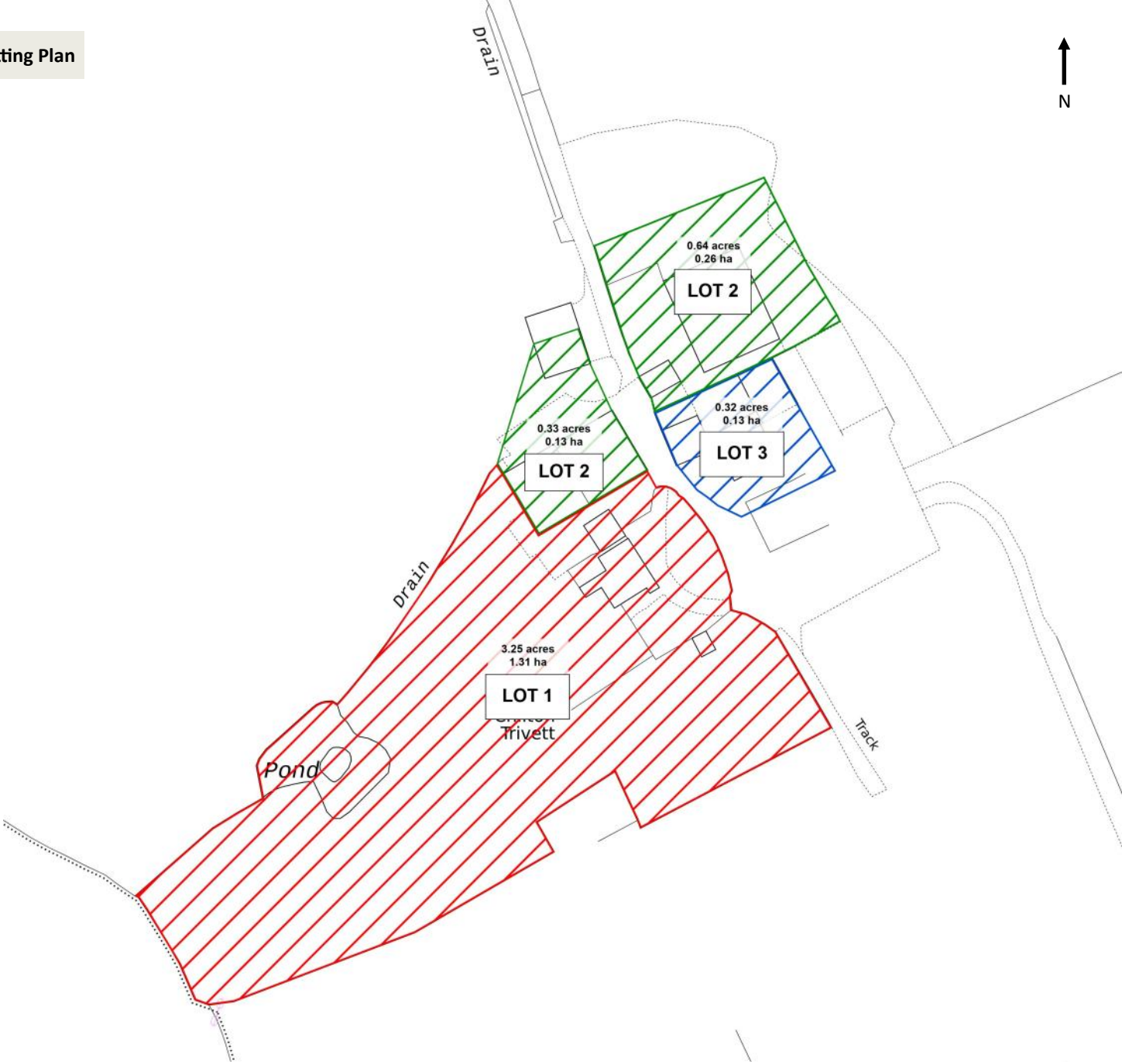
The first floor features four generously sized double bedrooms, each filled with natural light. The principal bedroom includes built-in storage and detailed plasterwork on the ceiling, while bedroom 2 has an adjoining space, ideal for a dressing room or en-suite conversion. The family bathroom has been recently renovated, incorporating a freestanding bathtub, dual washbasins and a walk-in shower.

Grounds & Outbuildings

Set within approximately 3-acres, the farmhouse enjoys mature gardens, an orchard and a tennis court, all offering scope for restoration and enhancement. A traditional barn adjacent to the house benefits from planning permission for conversion into a one-bedroom annexe (Planning Ref: 13/20/00029), providing options for guest accommodation, multigenerational living or a home office.

A private driveway leads to a generous parking area, partially enclosed by established trees, ensuring both privacy and an attractive approach. The farmhouse offers a rare opportunity to acquire an historic yet well-maintained country home, with further potential to personalise and enhance.

Lotting Plan



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Lot 1— Bathroom



Lot 1— Principal Bedroom



Lot 1— Kitchen



Lot 1— Dining Room



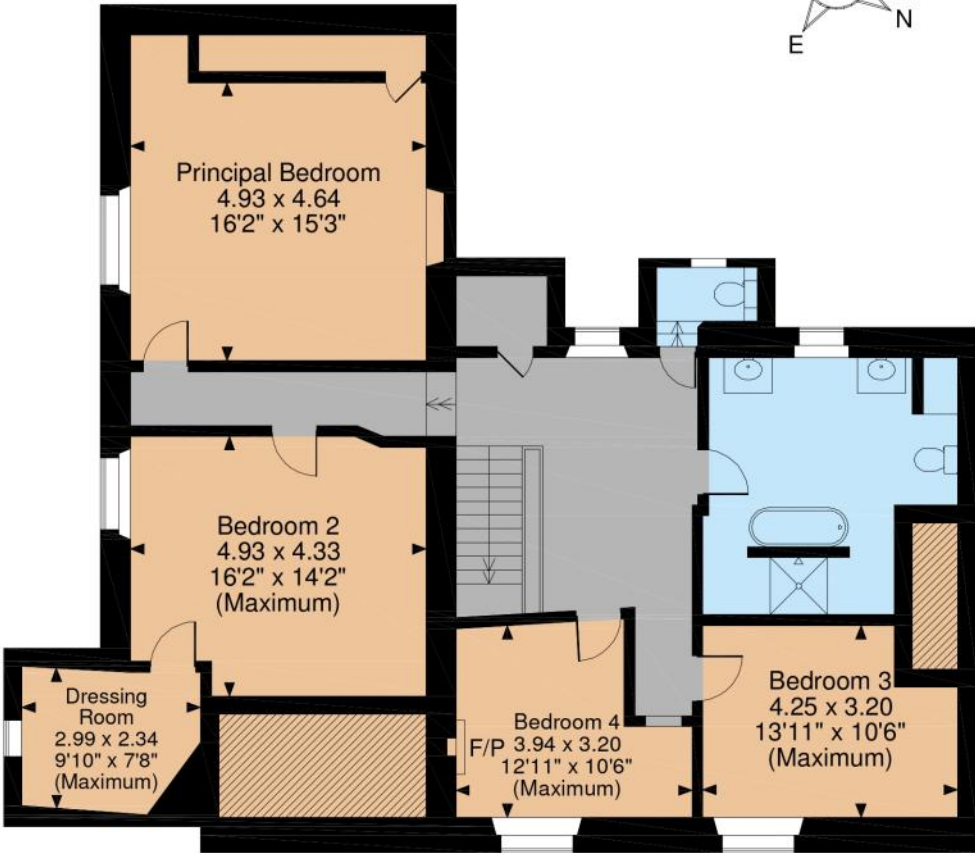
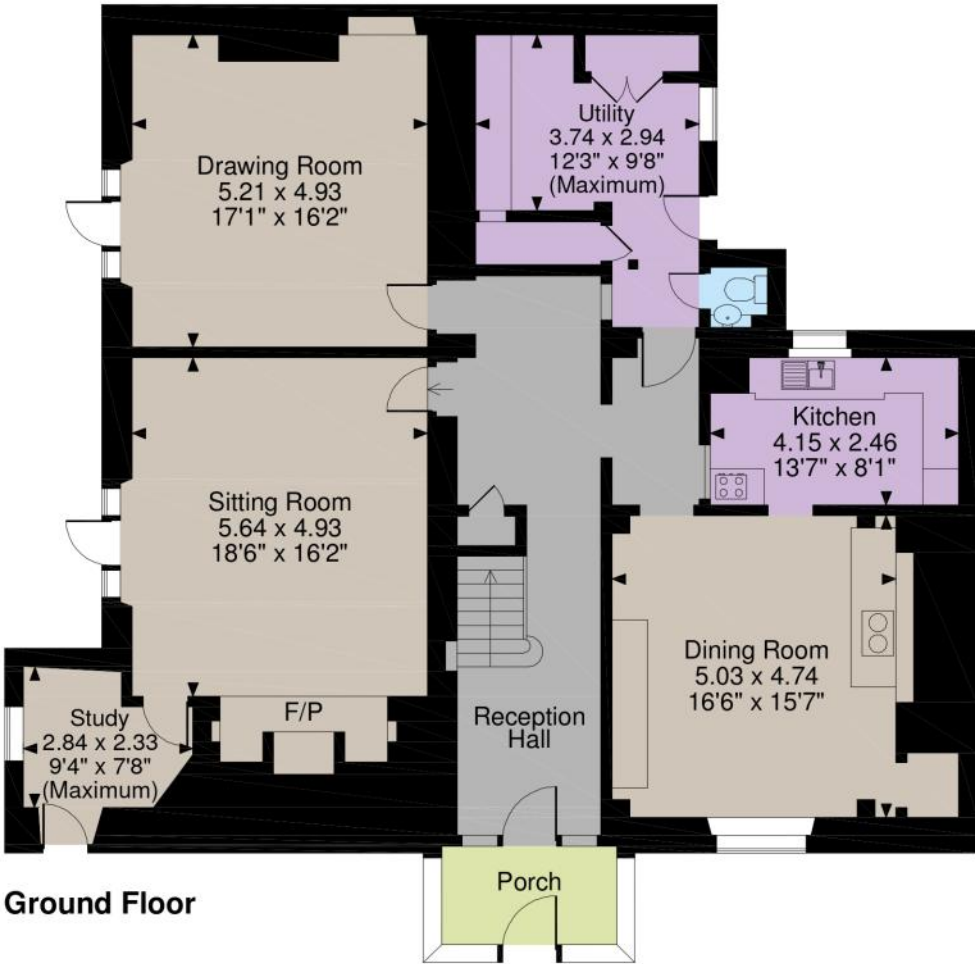
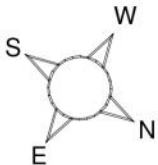
Lot 1— Kitchen/Dining



Lot 1— Sitting Room



Chilton Trivett Farm, Blackmore Lane, Cannington
Internal area 3,277 sq ft (304 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8524535/OHL

Lot 2—Residential Development Site

Lot 2 at Chilton Trivett Farm offers a prime development opportunity, comprising four detached dwellings with full planning permission and two additional dwellings with Class Q consent, with a positive pre-application feedback for a full back position, supporting the replacement with new-build homes.

The lot extends, in total, to approximately, 0.39-hectares (0.97-acres). It is accessed via a drive off Blackmore Lane.

PLANNING

4no. New-Build Dwellings (Full Planning – Ref: 13/23/00017)

Somerset Council granted detailed planning permission (DPP) (application number 13/23/00017) dated 18th October 2023. This is for demolition of existing building, barns and the erection of 4no. detached dwellings with associated works.

The approved scheme includes:

Plot 1: 4-bedroom, 2-bathroom detached bungalow with a double car port – 1,561-sq. ft.

Plot 2: 3-bedroom, 2-bathroom detached house with a single car port – 1,444-sq. ft.

Plot 3: 4-bedroom, 3-bathroom detached house with a double car port – 1,368-sq. ft.

Plot 4: 4-bedroom, 3-bathroom detached house with a double car port – 1,753-sq. ft.

Class Q Prior Approval (Barn D – Ref: 13/23/00034)

Somerset Council granted Class Q prior approval (PA) (application number 13/23/00034) dated 30th January 2024. This is for the change of use of an Agricultural Building (Barn D) to 2no. dwelling houses and reasonable works.

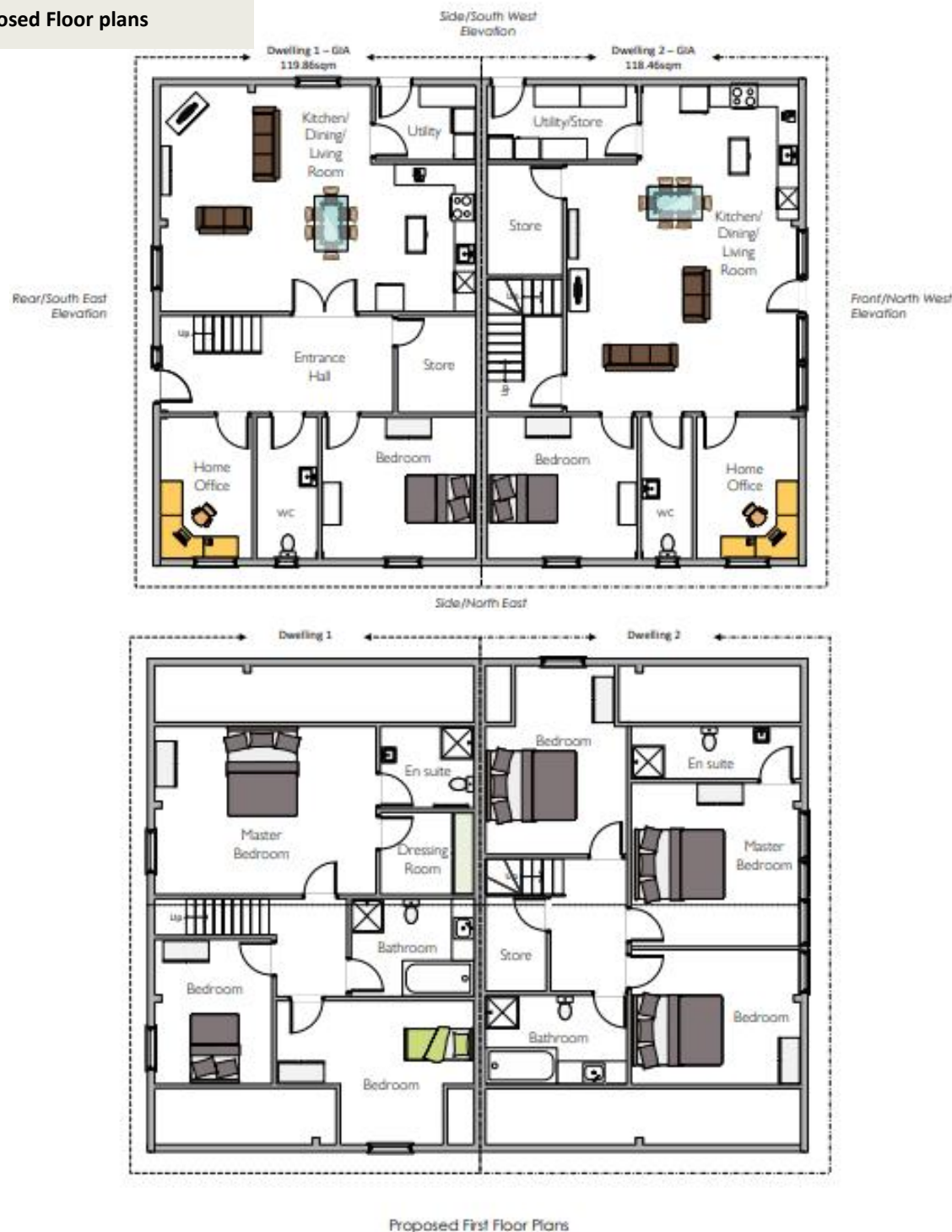
The approved scheme includes:

Plot 5: 4-bedroom home – 2,307-sq. ft.

Plot 6: 4-bedroom home – 2,277-sq. ft.

A positive pre-application feedback supports full planning permission for two new-build houses instead of conversions, subject to obtaining the necessary approval.

Lot 2—plots 5 & 6 Proposed Floor plans



Note:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed (not to scale).

Lot 3—Residential Development plot

Lot 3 at Chilton Trivett Farm presents a rare opportunity to transform two traditional barns into a single, impressive countryside home.

The lot extends, in total, to approximately, 0.13-hectares (0.32-acres). It is accessed via a drive off Blackmore Lane.

Planning

1no. New-Build Dwelling (Full Planning – Ref: 13/21/00037)

Somerset Council granted detailed planning permission (DPP) (application number 13/21/00037) dated 14th December 2022. This is for the conversion of agricultural buildings (barns B & C) to 1no. dwelling and ancillary accommodation with carport, including partial demolition of barn 5 and associated works.

Development works were commenced to ensure the planning permission granted in December 2022 remained extant.

The approved scheme includes:

Barn Conversion: 3-bedroom detached house. Ancillary building with home office, gym, play room and car port –3,849-sq. ft.

Section 106 Agreement

We understand the threshold for Section 106 Agreement contributions has not been met by the proposed residential development scheme (PRDS); therefore, there will not be any contributions.

Community Infrastructure Levy

We understand that the gross internal floor area (GIFA) of the existing farm buildings are larger than the GIFA of the PRDS. Therefore, there will not be any Community Infrastructure Levy (CIL) due.

LOCAL AUTHORITY

Somerset Council
County Hall
The Crescent
Taunton
Somerset
TA1 4DY

T: (01275) 888811
E: planningnorth@somerset.gov.uk
W: www.somerset.gov.uk

Lot 2—Plots 5 & 6 Proposed Elevations



Side / South West Elevation



Back/South East Elevation



Side / North East Elevation



Front/North West Elevation

Note:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed (not to scale).

GUIDE PRICE

The guide price for each lot are set out below:-

Lot 1—£750,000;

Lot 2— £600,000; and

Lot 3— £200,000

OVERAGE

The seller’s preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not opt to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

FIXTURES AND FITTINGS

All fixtures and fittings are to be excluded from the sale of the property.

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

In the event that the property is sold as separate lots, there will need to be rights and reservations in relation to access, services and boundaries and also apportionment of the costs associated with the repair and maintenance of any shared facilities.

SERVICES

We understand that mains services, with the exception of gas, are available near or on the property.

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

EPC

The farmhouse has an EPC rating of E (41).

Lot 3 – Floor Plans



COUNCIL TAX

The farmhouse falls within Council Tax Band E, £2,336.71 (Farmhouse).

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/6k8zcxiuhm62u40dzqgmt/AOBiFxb9tdGq-vk9DIR2EJM?rlkey=fvjzdh3l7x3bds19s7xkuhss2&st=agumova7&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 property 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.

Please note no one should enter the property at any time due to the buildings being unsafe.

DIRECTIONS

Sat Nav: **TA5 2LG**

what3words: **intrigues.table.roofer**

From Junction 24 of the M5 head west and follow the A38 (Taunton Road) towards Bridgwater, continuing for 2.9-kilometres (1.8-miles). At the roundabout, take the 2nd exit onto Broadway and follow it for 0.6-kilometres (0.4-miles). Continue onto North Street for 0.2-kilometres (0.1-miles), then take the 1st exit at the roundabout onto Wembdon Road, staying on it for 0.5-kilometres (0.3-miles) before merging onto Quantock Road (A39).

Follow the A39 for 2.9-kilometres (1.8-miles), then turn onto Blackmore Lane. Continue for 0.5-kilometres (0.3-miles). The property will be located on your left. It will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the Class Q PA/Class Q fallback and strategic land. 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](#)



Lot 2 – Plot 1



SW South West Elevation
1:100



SE South East Elevation
1:100



NE North East Elevation
1:100



NW North West Elevation
1:100

Lot 2 – Plot 2



SW South West Elevation
1:100



SE South East Elevation
1:100



Lot 2 – Plot 3



SW South West Elevation
1:100

SCALE 1:100
0 1m 2m 3m 4m 5m



SE South East Elevation
1:100



SE South East Elevation
1:100



SW South West Elevation
1:100

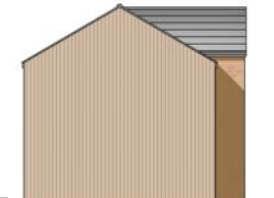
Lot 2 – Plot 4



NE North East Elevation
1:100



NW North West Elevation
1:100



NW North West Elevation
1:100



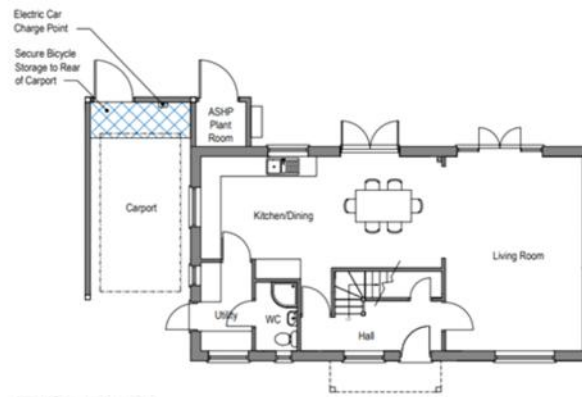
NE North East Elevation
1:100



GF Ground Floor
1:100

Plot 1

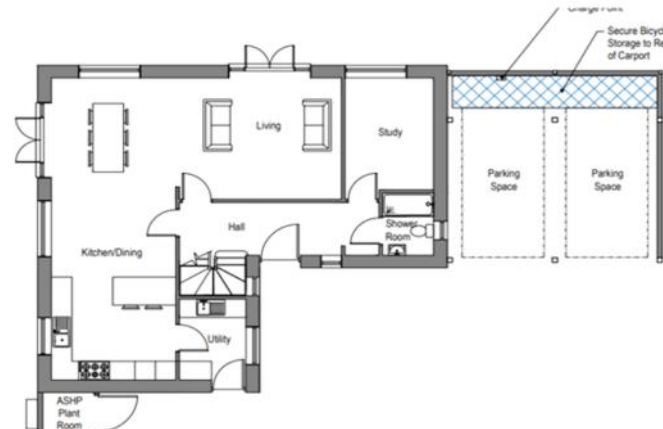
Lot 2- Plots 1-4 Existing Building



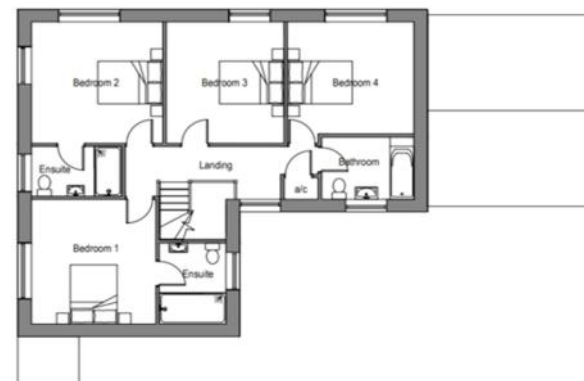
Plot 2 GF Ground Floor
1:100



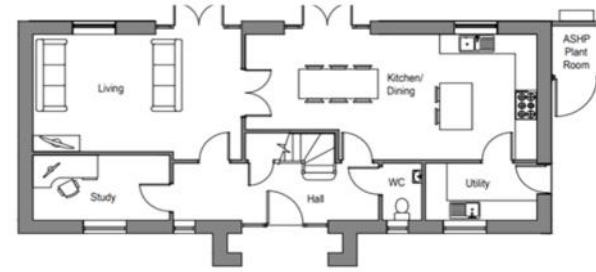
FF First Floor
1:100



Plot 3



FF First Floor
1:100

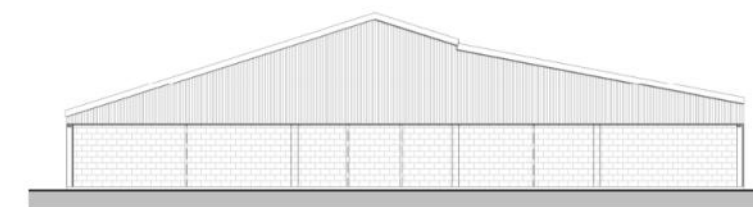


GF Ground Floor
1:100

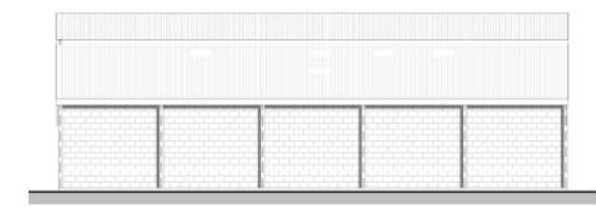


FF First Floor
1:100

Plot 4



1 Existing East Elevation
1:100



2 Existing North Elevation
1:100

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the PRDS and advice on marketing the new homes. The department's telephone number is: (01823) 219950 and its email address is: new.homes@gth.net

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

[New Homes with GTH](#)

PROPERTY MANAGEMENT

Our Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties. 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.

Brochure produced March 2025 / Updated March 2026

Property Reference Number: TAL250008

Lot 2 & 3 - Existing Buildings



Lot 2 - Existing Buildings



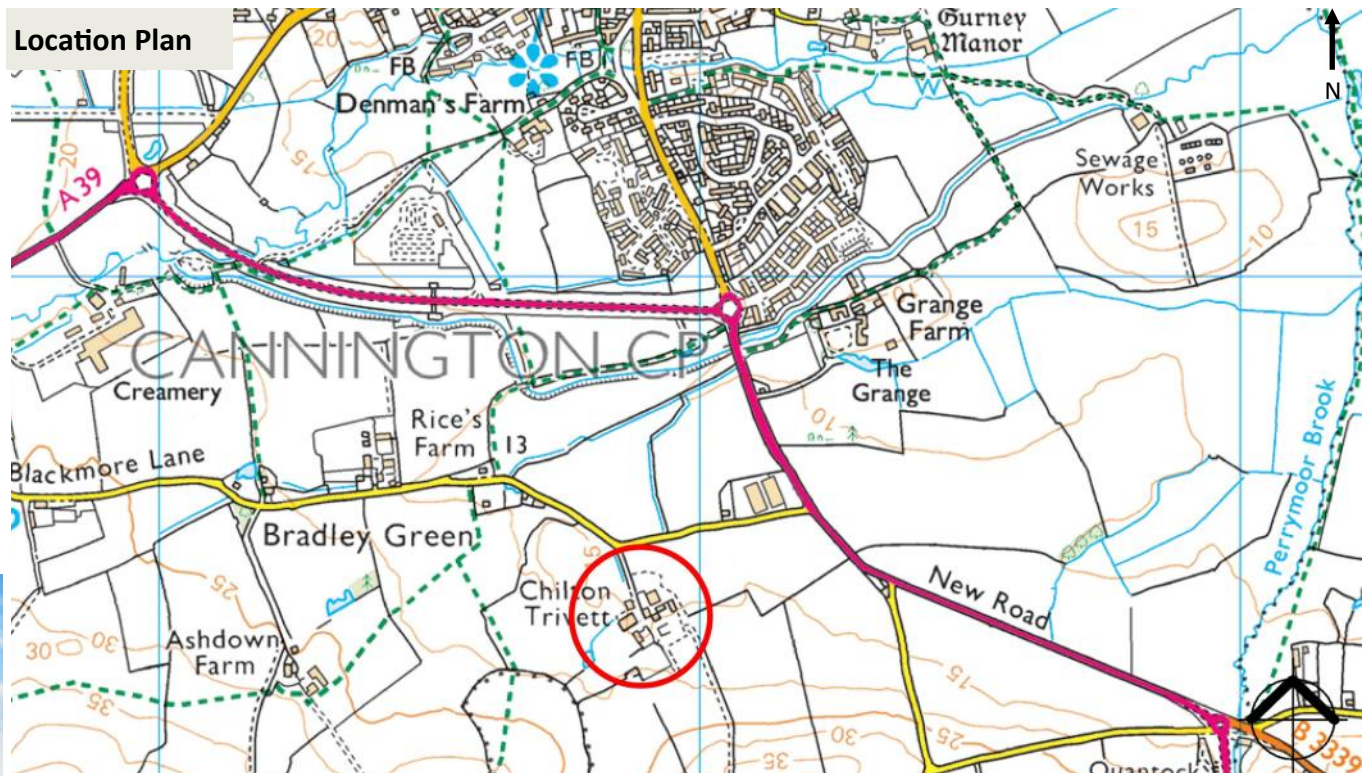
Lot 2 - Existing Buildings



Plots 5 & 6 - Existing Buildings



Location Plan



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Lot 3 - Existing Buildings



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