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Barn At Willtown Farm



Hemyock 3.5 miles. Wellington/M5 Junction 26 4 Miles. Taunton 8 miles.

## Detached barn with planning permission for conversion into 2 bedroom dwelling, set in just over ¾ of an acre.

- Auction Guide £140,000 - £170,000
- Auction end date 12th August 2025 at 4pm
- Detached barn with planning permission for a 2 bedroom dwelling
- Gardens and field of 0.76 acres
- Freehold
- Elevated position with fine views

**Auction Guide**  
**£140,000**

### METHOD OF SALE

The property will be offered for sale by online traditional auction (unless sold prior.) The auction end date is Tuesday 12th August 2025 at 4pm.

The Vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website [www.stags.co.uk](http://www.stags.co.uk) - Online Property & Land Auctions.

### SITUATION

The barn is situated in an enviable location within the popular hamlet of Clayhidon which lies within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. Clayhidon benefits from a public house, church and village hall with the nearby village of Hemyock, offering a greater selection including primary school, village stores, doctors' surgery and excellent sporting facilities along with a large variety of clubs and societies providing a diverse mix of activities and interests for all. Wellington and the M5 motorway are within 4 Miles of the property and Taunton 8 miles with its mainline rail link to London Paddington.

### DESCRIPTION

This former two-storey stone stable block benefits from two single storey extensions and is set within attractive gardens and grounds which are part walled together with adjoining ground with vehicle access to provide parking, along with an old pigsty unit and access to the field. In all, extending to approximately 0.276 acres. It also has the benefit of an adjoining field over which the property enjoys far-reaching views. The field is gently sloping and extends to 0.49 acres. The proposed accommodation is as follows:- Ground Floor Lounge, dining room, kitchen, utility and bathroom. First Floor Landing and 2 bedrooms.

### PLANNING PERMISSION & LOCAL AUTHORITY

Full planning permission was granted under Application No. 24/00016/FULL for the change of use of land and conversion of former agricultural building to form one dwelling and is dated 27th March 2024. Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP

### SERVICES

Mains electricity may be available close by. Drainage will be to a private sewerage system to be installed by the purchaser.

### SECTION 106

The Section 106 unilateral planning obligation for a contribution towards public open space has been discharged by the vendor.

### WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

### PLANS & BOUNDARY

A plan which is not to scale and is not to be relied upon is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

### PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any

person that intends to bid at auction. There will be a a requirement for all bidders to register via the online sales site and complete ID checks. There is no charge for administration.

### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT. From this is a buyers fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs and £2,600 is payable towards the purchase price.

An additional administration fee of £1200 inc VAT will be payable by the successful purchaser immediately after the auction.

### DEPOSIT PAYMENT

The seller and buyer agree that the winning bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyers solicitor and must be in their client account no later than 48 hours post exchange . It is essential that you instruct your solicitor in advance of the auction.

### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing range. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchasers responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property and to consult legal advice prior to bidding.

### VENDORS SOLICITOR

Morwenna Pugsley- 6 St Peters Street Tiverton, Devon, EX16 6NX  
Telephone number - 01884 252827 Email - [morwenna@holopugsley.co.uk](mailto:morwenna@holopugsley.co.uk)

### COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

### DIRECTIONS

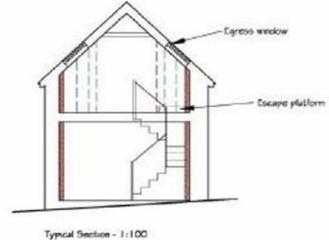
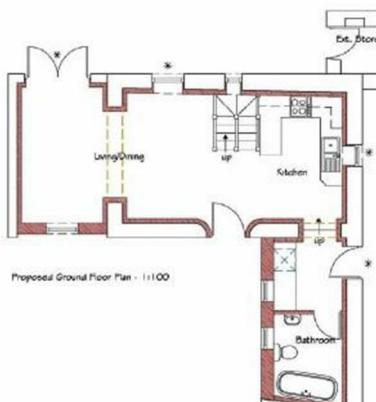
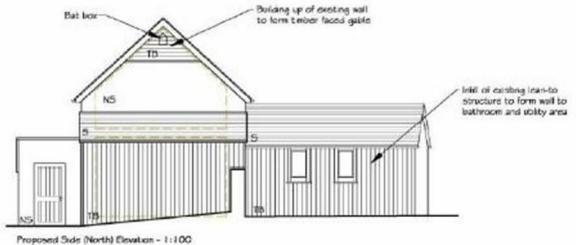
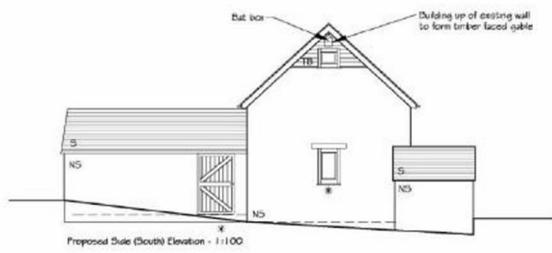
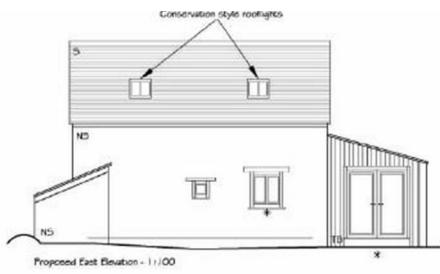
From Wellington head south to the bypass and continue up Ford Street, signposted Chard. At the crossroads at the top of the hill turn left and travel for 0.8 miles taking the 2nd turning on the right down an unmarked lane. At the next junction turn left then immediately right signposted Garlandhayes and Applehayes whereupon the barn will be seen immediately on the left hand side.

### DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE

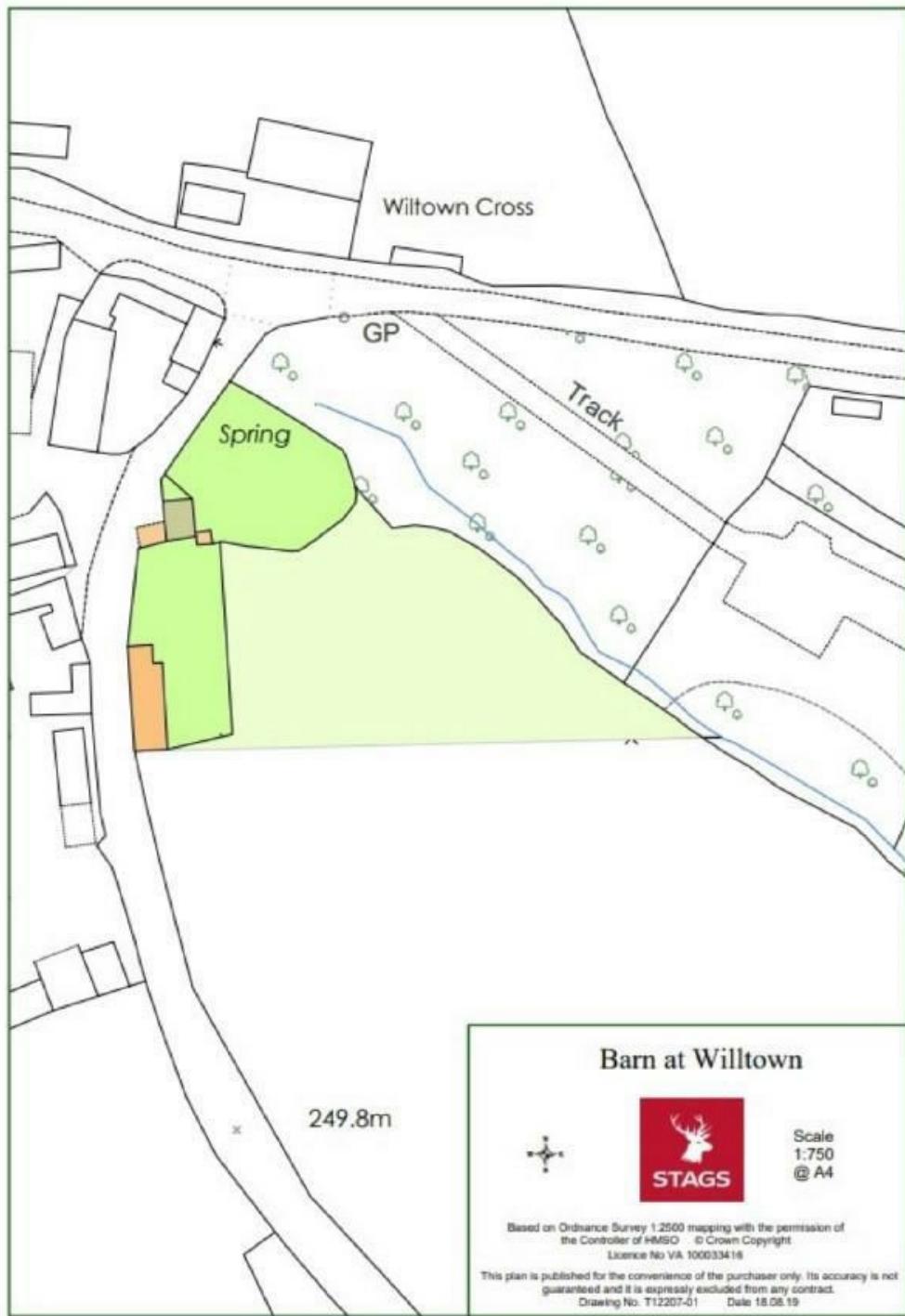
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction



LEGEND:

- 1.5m head height
- 1.8m head height
- 2.0m head height





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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