



STAGS

The Barns at Charlton Coach House Charlton, Creech St. Michael, Taunton, Somerset TA3 5PF

Two traditional and adjoining portal frame agricultural buildings for commercial or community uses only (subject to planning)

Taunton 2 miles

- Two Traditional Barns and Adjoining Circa 1960s Portal Framed Buildings
- Rural Location
- Current Agricultural Use
- To Let For Commercial Or Community Uses Only - Subject To Planning
- Circa 720 sqm Floor Space

£1,500 Per Calendar Month

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SITUATION

The centre of Creech St. Michael is within a one-and-a-half-mile walk. The village offers a general store, post office, church, public house and junior school along with a healthcare centre. The M5 Motorway, Junction 25 is about three miles away and the Town Centre is approximately five miles away, hosting a range of leisure and recreational facilities. Taunton has a main line railway with direct links to London Paddington and is within an hour's drive of both Exeter and Bristol both of which are hosts to international airports. The barns are situated in a rural location on the edge of the small village of Creech, Heathfield. The barns face principally South and enjoy views over the surrounding countryside.

DESCRIPTION

The barns at Charlton Orchard are offered to the market for alternatively commercial or community uses only. The traditional barns have stone elevations with brick coins underneath. One under a pitch slate roof and the other under a pitch tile roof. The site includes adjacent more modern portal frame structures and is largely presented in agricultural use. The total floor area extends to circa 720 sqm.

The buildings are located off the rural road network and are adjacent to residential properties and therefore are considered suitable only for uses which do not generate significant noise, other emissions or would lead to frequent out of hours vehicle movements or the need for regular HGV access.

The buildings current condition reflects their age and use. So work may be required to bring the buildings to a standard that is suitable for an alternative use.

Any alternative uses are subject to planning and interested parties will need to make their own enquiries to Somerset West and Taunton Council about possible alternative uses

TENURE

The barns are available to let with specific tenancy terms to be agreed, there is mains electricity and water services in close proximity, though these may require upgrades depending on the proposed use. The site is not connected to mains drainage.

OUTSIDE

The barns are offered with a small yard area of circa 440sqm this would need to be subject to a similar change of use from agriculture to a commercial or community use.

DIRECTIONS

From Taunton proceed along East reach, following the sign post for the M5 Motorway. At Creech Castle traffic lights turn left signposted to Bridgewater onto the A38 and pass through the series of mini roundabouts until you get to the duel carriage way. Proceed to the duel carriage way and turn right at Walford Cross onto the Glastonbury Road. Continue along this road, passing over the motorway bridge. Then turn right where it is sign posted to Creech, Heathfield and Creech St. Michael. Proceed down the hill and the entrance for the barns are on the left-hand side.

LOCAL AUTHORITIES

Somerset, West and Taunton Council, Dean house, Belvedere Road, Taunton, Somerset TA1 1HE. Viewing is strictly by appointment only. Please contact Alister Smith via planning@stags.co.uk

CONTACTS

Please call Alister Smith or David De Bloeme on 01392 439046



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Energy Efficiency Rating		Current	Potential
30% energy efficient - lower running costs			
392+plus	A		
131-181	B		
109-130	C		
85-108	D		
69-84	E		
55-68	F		
39-54	G		
1-38			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	