



Land and Farm Buildings at Glenfield Farm Puddletown, Haselbury Plucknett, Crewkerne, Somerset TA18 7NZ

Farm buildings with development potential extending to 1710.9 sqm and agricultural land on the edge of Haselbury Plucknett village, amounting to 27.85 acres in all.

- Previously operated as a pig farm
- Planning consent for new enhanced access
- Productive Agricultural Land
- Services connected/nearby
- Guide Price £850,000
- Farmhouse and Bungalow also available separately
- Rural Views

Guide Price £850,000

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SITUATION

Haselbury Plucknett has a range of services including pub, pre and primary school, churches and the village is connected to a bus service. The village is well placed to access the extensive shops, facilities and employment opportunities found in Crewkerne. The Ariel Motor Company is also located just outside the village and provides specialist employment opportunities. The market town of Crewkerne is within 2 miles where an excellent range of shopping, recreational and scholastic facilities can be found including Waitrose supermarket, leisure facilities including an indoor swimming pool, together with a mainline railway station to Exeter and London Waterloo. The larger town of Yeovil with its excellent commercial facilities is within 7 miles, the A303 is 5.75 miles and the Jurassic coastline is 15 miles.

DESCRIPTION

The farm buildings extend to circa 1710 sqm and comprise a range of buildings of substantial construction built of a mix of block, brick, steel and timber.

The site previously operated as an intensive pig farm and in more recent years has been used for smaller scale agriculture. The adjacent farmyard and associated areas are mainly concrete and compacted stone along with a now disused earth banked slurry lagoon.

The land is a mix of level and gently sloping arable land and part of which has excellent views towards open countryside to the north.

PLANNING/REDEVELOPMENT POTENTIAL

The property benefits from planning consent (ref. 22/00651/FUL) granted in April 2024 for a new improved point of access and track to serve the farm buildings and yard. This consent has not yet been implemented.

The buildings are considered to have potential for redevelopment to residential use under Class Q Permitted Development Rights or commercial uses under Class R Permitted Development Rights and subject to the necessary Prior Approval process. Such rights may be used to form a fall-back position for new build development in the alternative. A proportion of the land lies adjacent to the edge of the village and may have strategic development potential. Decisions on any planning application will be made in using the Development Plan and any other material considerations and buyers should make their own investigations.

STAGS PLANNING

Our Planning department would be happy to discuss any development potential for the buildings and land. If you would like to discuss this with them, please call 01392 439046 or email planning@stags.co.uk

ACCESS

Direct access to the public highway along with planning consent for a new improved access.

SERVICES

Mains services are available (except mains gas) including a fibre



.internet cable crossing the land and two nodes for new connections.
Further details available from agent. All interested parties must make their own enquiries of the relevant statutory utility providers.

METHOD OF SALE

Private treaty

TENURE AND POSSESSION

The property is held freehold with the buildings and yard available with vacant possession.

The land is subject to an annual Farm Business Tenancy with a 12 months notice to quit. The tenancy requires that the land be put back to grassland prior to vacation.

Should planning permission be granted for any use other than agricultural or equestrian, on any part of the bare land within 25 years, there will be a 30% claw back of the uplift in value payable to the vendors.

DESIGNATIONS

The property is not subject to any statutory designations but it does fall within the Somerset Levels and Moors Ramsar Catchment area.

LOCAL AUTHORITY

Somerset Council (formerly South Somerset)

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANNING AND BOUNDARY FENCES

A plan which is not to scale is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags Yeovil office. Telephone 01935 475000.

DIRECTIONS

From Yeovil take the A30 towards Crewkerne. Pass through the villages of West Coker and East Chinnock and continue past the turning to Haselbury Plucknett. After approximately 1 mile take the next turning sharp left signposted Haselbury Plucknett taking the first entrance drive on your right hand side. Continue up the drive whereupon the private entrance to Glenfield Farm will be seen immediately in front of you

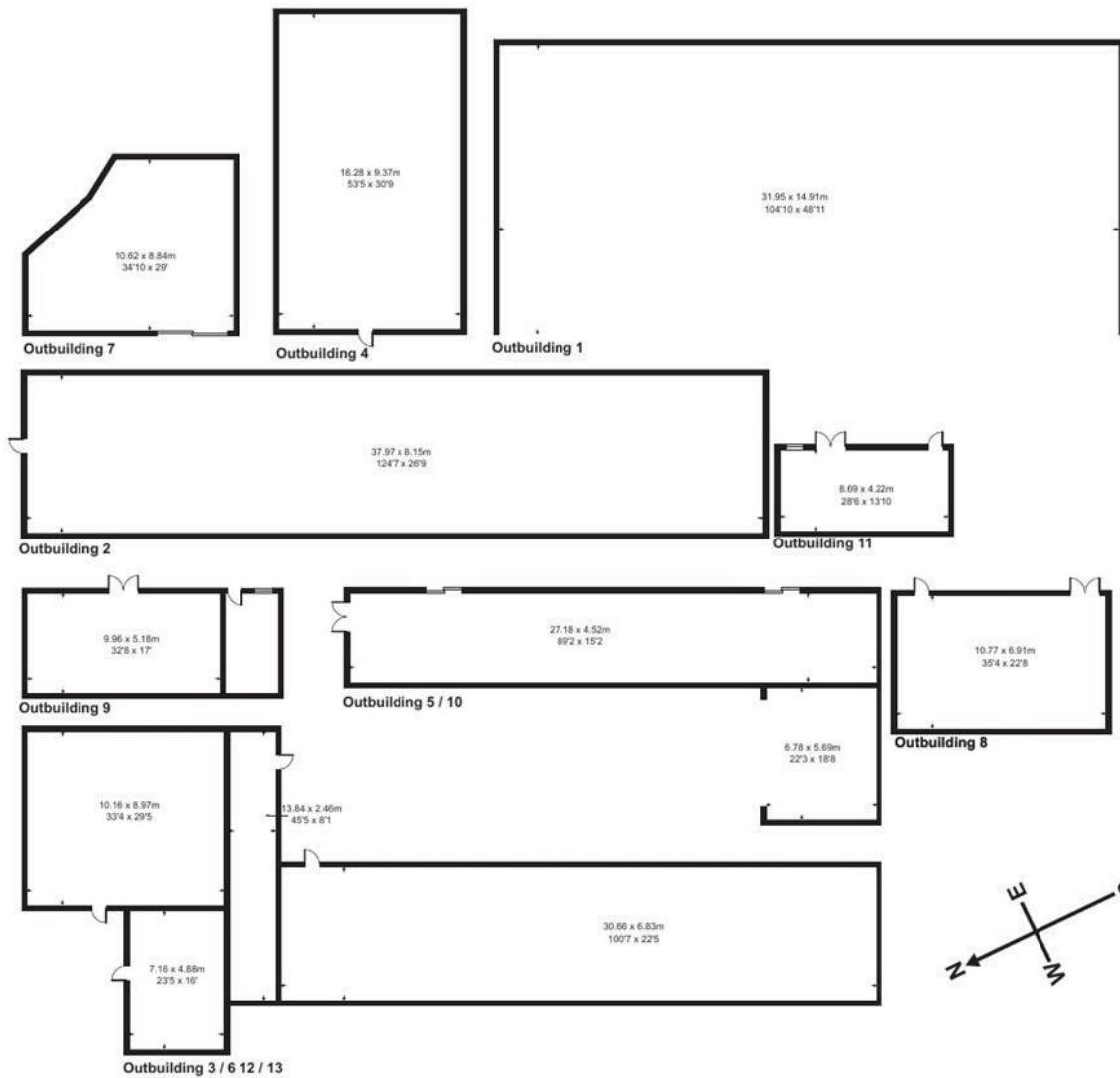
DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.



Outbuildings = 18416 sq ft / 1710.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2024.
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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.