

Dean's Cross Farm

Lydeard St. Lawrence, Taunton, Somerset







Mixed portfolio providing existing income and potential for redevelopment

Lydeard St. Lawrence about 1 mile • Taunton about 10.4 miles
Wiveliscombe about 6.2 miles
(Distances are approximate)

Dean's Cross Farm

Lydeard St. Lawrence, Taunton,
Somerset, TA4 3QN

Dean's Cross Cottage, detached 3 bedroom property with garden

Range of commercial buildings, former cheese dairy, cold storage,
office space, loading bay, hard standing for parking and storage.

Former micro brewery and range of agricultural buildings

Mains water, 3 phase electricity and private drainage across the complex
with good road access

Highly productive Grade 2 agricultural land

Available as a whole or in 5 lots

Approximately 37.63 acres in total



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Situation

Approached from a private drive, Dean's Cross Farm lies close to the village of Lydeard St. Lawrence. The cottage, commercial buildings and yard complex are in close proximity to the thriving county town of Taunton which is just 10.4 miles away where there are good transport links with the M5, there are also good amenities at hand including a range of well known high street shops.

Description

Dean's Cross Farm offers an opportunity to purchase a freehold site with a mixed portfolio of property in a secluded position with good road frontage. The farm is unique with the opportunity to acquire a range of diverse buildings, a cottage and the potential to develop the existing site, subject to planning. Dean's Cross Farm will be attractive to a wide variety of purchases as it will appeal to the residential, commercial, agricultural and equestrian markets.

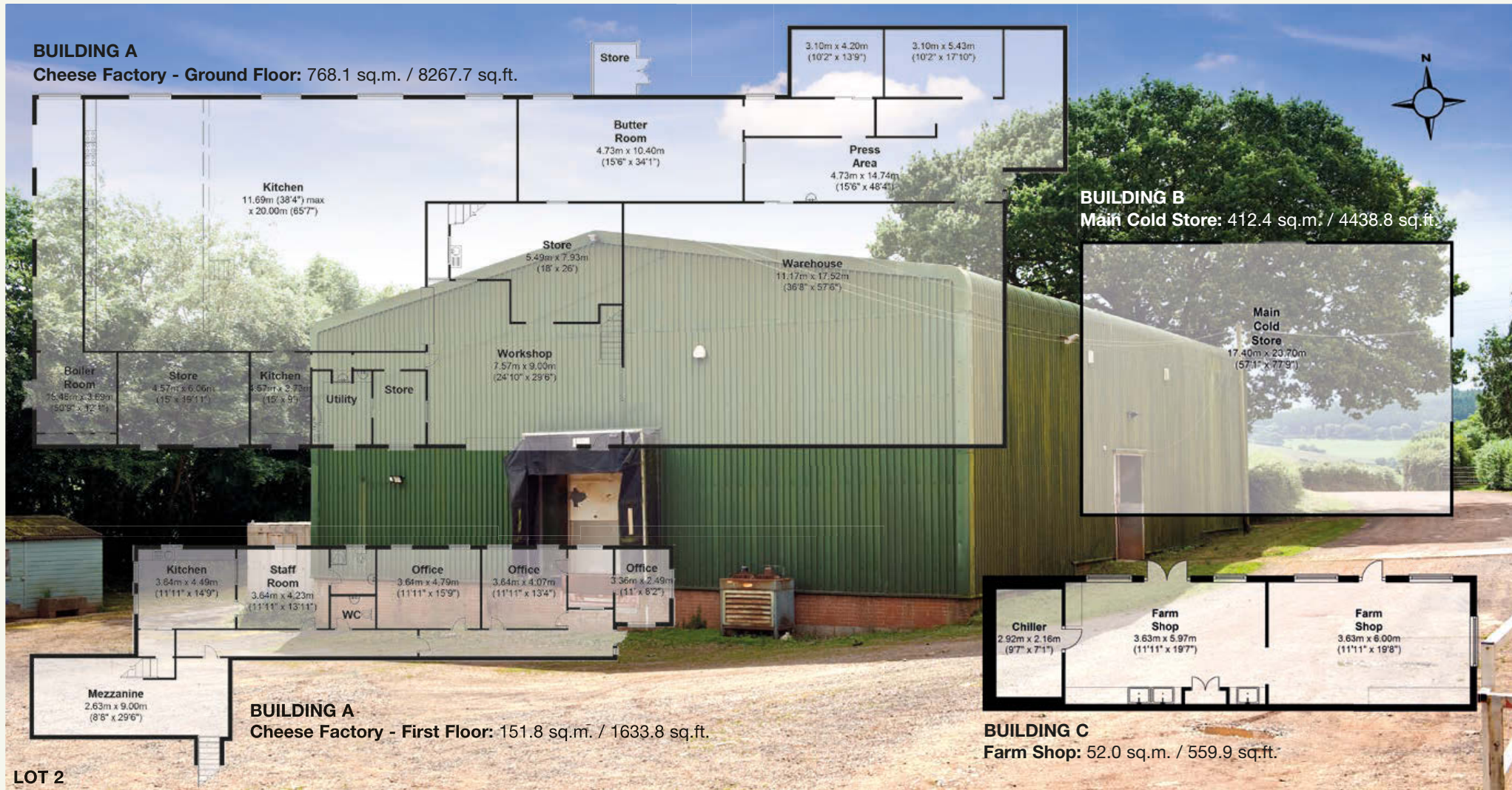
Method of sale

Dean's Cross Farm is offered as a whole and in five lots.

Lot	Description	Approx Acreage	Colour on Plan
1	Dean's Cross Cottage, detached with garden	0.31	Pink
2	Former Cheese Factory, Cold Storage Unit, Offices, Parking 1.33 acres of agricultural land	3.06	Green
3	Modern commercial building, former Piggery Buildings, storage yard	1.73	Blue
4	Productive Arable Land	22.18	Yellow
5	Productive Arable Land	10.38	Orange
Total		37.63	

Lot 1 – The Cottage

Dean's Cross Cottage comprises a detached three bedroom property with scope to extend (STP). The property benefits from mains supplies of water and electricity whilst drainage is to a private system. The heating is oil fired. The cottage is currently let on a 6 month assured shorthold tenancy.



Lot 2 – Former Cheese Dairy Complex - about 3.06 acres

Very good road access to the variety of buildings and a large parking area. This extensive range of modern buildings is currently utilised as workshops, offices and storage.

The complex offers scope for re development and expansion subject to planning, as there are additional areas of hard standing and 1.33 acres of agricultural land within the whole site

Building	Description	Dimensions
Building A	Two story. Ground floor First Floor office and stores	9901ftsq
Building B	Cold Store	4438.8ftsq
Building C	Former Shop & Office	559.9ftsq
Field 2428	Bare Agricultural Land	1.33 acres

Pig House's: 706.1 sq.m. / 7600.7 sq.ft.



LOT 3



Pig Pens: 69.0 sq.m. / 742.9 sq.ft.



Source Building: 95.3 sq.m. / 1025.9 sq.ft.



LOT 3 - Source Building



LOT 4

Lot 3 – The Old Piggery

Good, independent road access, to commercial building and a range of agricultural buildings. Good yard and storage area with separate vehicular access on the eastern boundary.

Lot 4 – Approximately 22.18 acres of land (coloured yellow on the land plan)

A block of grade 2 highly productive land with good access from a council highway. The field is currently let – for further details please contact the agent Savills

Lot 5 – Approximately 10.38 acres of land (coloured orange on the land plan)

A block of grade 2 highly productive land with good access from a council highway. The field is currently let – for further details please contact the agent Savills

General Remarks and Stipulations

Tenure

The tenure of the property is freehold subject to the existing occupiers tenancy agreements

Local Authority

Taunton Deane Borough Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE. 01823 356356

Business rates

Please refer to agents - Savills for further information.

Ingoing valuation

The purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party (or in accordance with the arbitrator appointed by them) on the day of completion:

- Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
- Silage, hay and straw at market value.
- Consumables and all other stores including fertilisers and fuel including domestic oil at invoice cost.
- VAT where applicable

Tenant right shall be paid for immediately the valuation is agreed with interest at 4% over Barclays plc base rate for the time being on the valuation from completion to the date of payment. Should the valuation not be agreed by completion, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Central Association of Agricultural Valuers. No purchaser shall be entitled to make any claim or set off in respect of dilapidations (if any) to any land, buildings, ditches, fences or any other items.



Rights of Way, Wayleaves and Easements

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

Services

Cottage - Mains water and single phase electricity. Private drainage system. Oil fired central heating.
Commercial buildings and Yard areas – Mains Water, single phase electricity, Private drainage
Land – There is currently no water connection

Fixtures and fitting

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Postcode

TA4 3QN

Directions

Take junction 26 off the M5, signposted Wellington and Taunton. At the roundabout take the exit onto the A38 again signposted to Wellington/Taunton. At the next roundabout, take the 4th exit and stay on the A38. Once you reach the next roundabout, take the 1st exit onto Silk Mills Road/A3065. At the next roundabout, take the 1st exit onto the A3358 and then the 2nd exit at the following roundabout towards Bishops Lydeard/Williton. Continue for 4 miles, then turn left onto the B3224 towards Exford and Wheddon Cross. Turn right onto Whitemoor Lane and Dean's Cross Farm will be on your right.

Viewings and Health and Safety

The buildings and yard area are in commercial use and therefore all viewings must be made by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

Council Tax

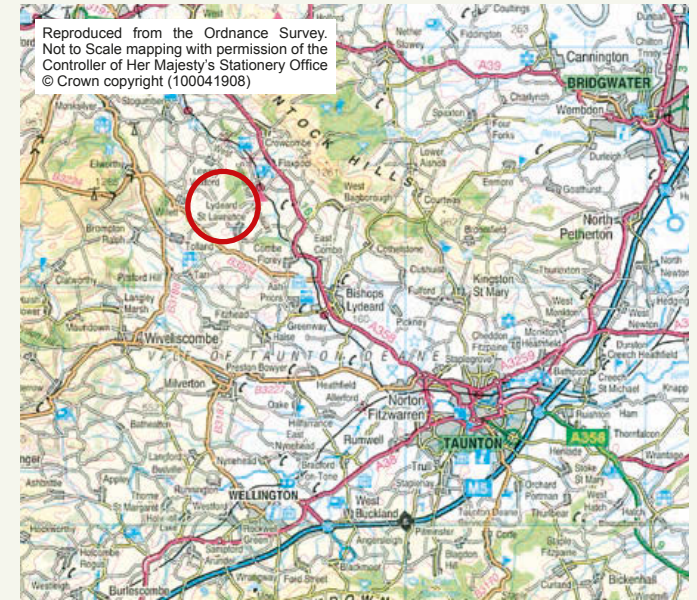
Dean's Cross Cottage - Band D

Minerals

Mineral rights are not included in the sale

Shooting Rights

The shooting rights are in hand and can be included in the sale if required - refer to agent Savills for further information.



Basic Payment Scheme (BPS)

The BPS has been claimed for 2016. All future entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

Planning

There is a mixture of class B1, B2 & B8 planning uses across Dean's Cross Farm

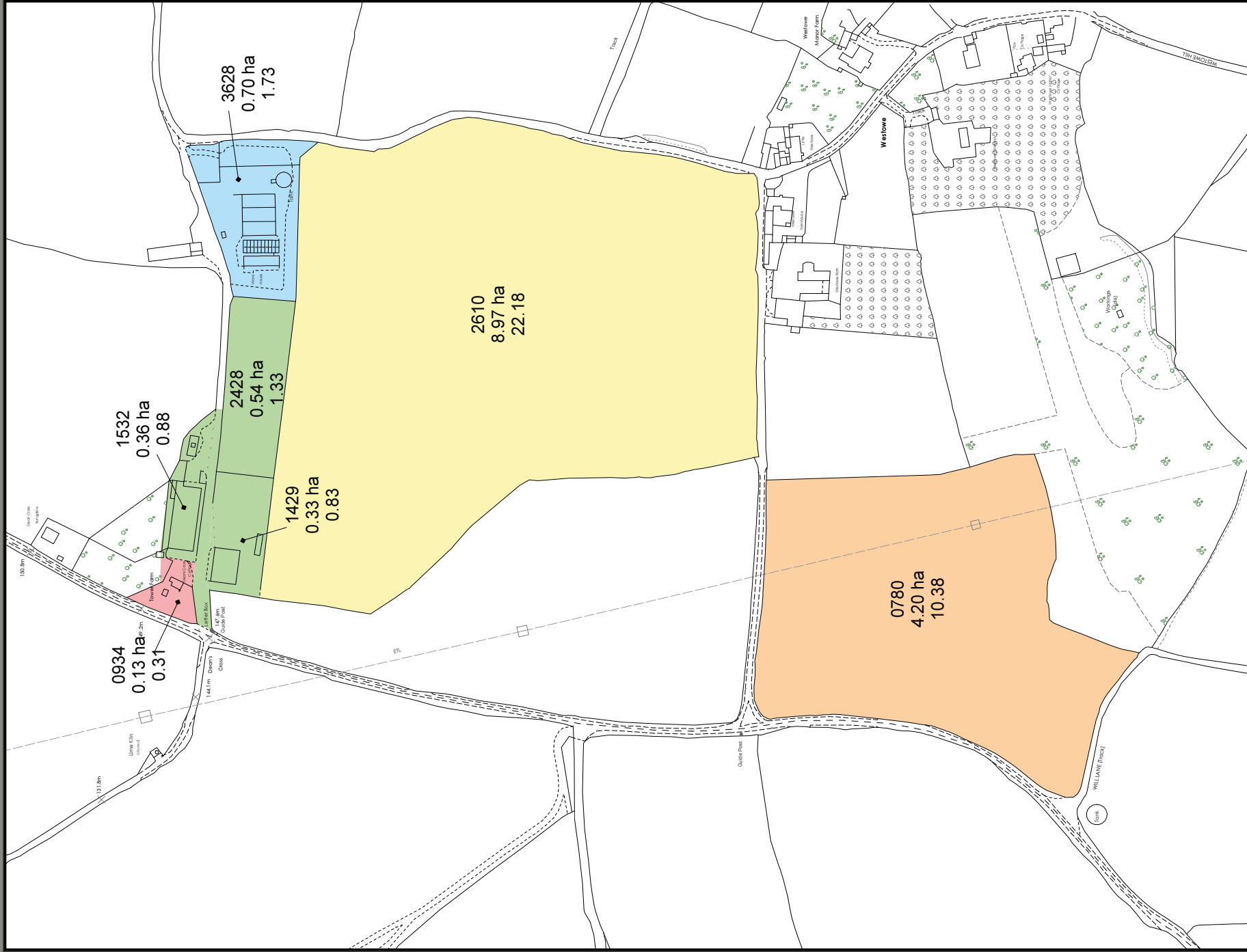
There is planning permission for the following:

Application Reference Number 22/04/0015 Change of use of piggery, office and warehouse to food distribution office and warehouse at piggery building

Value Added Tax

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

Important notice: Savills, 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 16/07/20 OC.

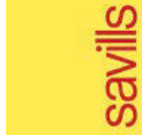


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Scale
1:3,500
@ A4

Drawing No Q8220-02 Date 12.07.16

Deans Cross Farm



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