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Triangle Farm, Churchstanton
Taunton, TA3 7QW

A detached 4 bed bungalow (AOC) together with 9 acre field -
Lot 1, further 17.79 acres available as Lot 2 - total 26.86 acres

Wellington 7 miles Taunton 8 miles Honiton 9 miles

• For Sale by Public Auction on Tuesday 15th November 2016 at 3pm at
Taunton Racecourse •

For auction Guide Price £300,000

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Situation

Triangle Farm is situated on the Blackdown Hills, an Area of Outstanding Natural Beauty and is approximately 8 miles south west of Taunton, the County Town of Somerset, which has a full range of retail, commercial, educational and sporting facilities as well as a main line intercity railway station. The town of Wellington is approximately 7 miles to the north west which again has a full range of retail, commercial, educational and leisure facilities as well as access to the M5 at junction 26. The market town of Honiton is approximately 9 miles to the south west and also has a range of retail and commercial facilities as well as access to the A30 trunk road. The popular village of Churchinford is 2 miles to the south east and has a village shop, post office, pub, medical centre and village hall.

Lot 1 - Bungalow and 9.06 Acres - Guide Excess £300,000

The bungalow was erected in 1986 and has direct access from the council lane is of woolaway construction with rendered elevations under a slate roof and is surrounded by its own garden. The bungalow has the following accommodation;- ENTRANCE PORCH leading to HALLWAY with SITTING ROOM off leading to KITCHEN With stainless steel sink unit, floor and wall cupboards with boiler cupboard and airing cupboard accessed directly from the kitchen there is a back door to CONSERVATORY which is utilised as a back porch and also has a door leading to the garden. BATHROOM with panelled bath and wash basin. Separate WC. DOUBLE BEDROOM and SINGLE BEDROOM with INNER HALL leading to 2 further DOUBLE BEDROOMS. The bungalow has the benefit of oil fired central heating.

Outside

The bungalow, which is approached from the council lane, has a large tarmac area allowing plenty of parking of vehicles to the front of the bungalow and there is garden to both sides and the rear which is mainly laid to lawn.

The Land

The field which is being sold as part of lot 1 with the bungalow is just over 250 yards to the east of the bungalow and is a triangular field which is level with a water supply and extends to 9.06 acres. There is access on the north west and south west boundaries direct from council lanes. The eastern boundary adjoins lot 2 giving the purchaser of lot 1 the opportunity to acquire a holding of just under 27 acres.

Lot 2 - 17.79 Acres - Guide Excess £150,000

Comprises two fields of 9.48 acres and 8.31 acres which are practically level with both having road frontage on two sides with direct access from the quieter lanes with both having road frontage to the road running from Blagdon Hill and Taunton to Honiton. Both fields have water.

If the lots are purchased separately arrangements with regard to the water supply will need to be made in respect of lot 2.

The land is currently in pasture and has been grazed and mown on a regular basis and would be suitable for arable cropping.

Services

The bungalow has mains electricity, water and septic tank drainage with oil central heating. Mains water to the land but a separate metered supply will need to be installed in respect of lot 2 if the purchaser is different from lot 1.



Wayleaves and Rights of Way

Lots 1 and 2 are sold subject to and with the benefit of any easements in respect of underground cables, wires and pipes passing over or under the land.

Basic Payment Scheme

The land is registered with DEFRA and the RPA and has the benefit of entitlements which will be available to the purchaser at market value should the purchasers require them. The 2016 Basic Payment is reserved in full to the vendor/seller.

Plans and Boundary Fences

The plans are for identification purposes only and are not to scale and are not to be relied upon.

Planning

The bungalow was granted planning permission subject to an agricultural occupancy condition.

Local Authority

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

Method of Sale

The property and land are being offered for sale by public auction on Tuesday 15th November 2016 at 3pm at Taunton Racecourse, Shoreditch, Taunton, Somerset, TA3 7BL.

Solicitor

The vendor solicitor is Miss H Ansell at Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PG. Telephone 0345 209 1101, email Helen.Ansell@clarkewillmott.com.

Special Conditions of Sale

Special conditions of sale and the contract are available on request from the solicitors and may be subject to a payment.

Tenure and Possession

Lot 1, the bungalow and 9 acre field are being sold with the tenant occupying the bungalow who is under notice to quit as at the 31st January 2017 with completion on lot 1 being on the 1st February 2017. Completion on lot 2 will be on Tuesday 13th December 2016.

Viewing

Lot 1 is to be strictly by appointment through the auctioneers Wellington Office, 01823 662822.

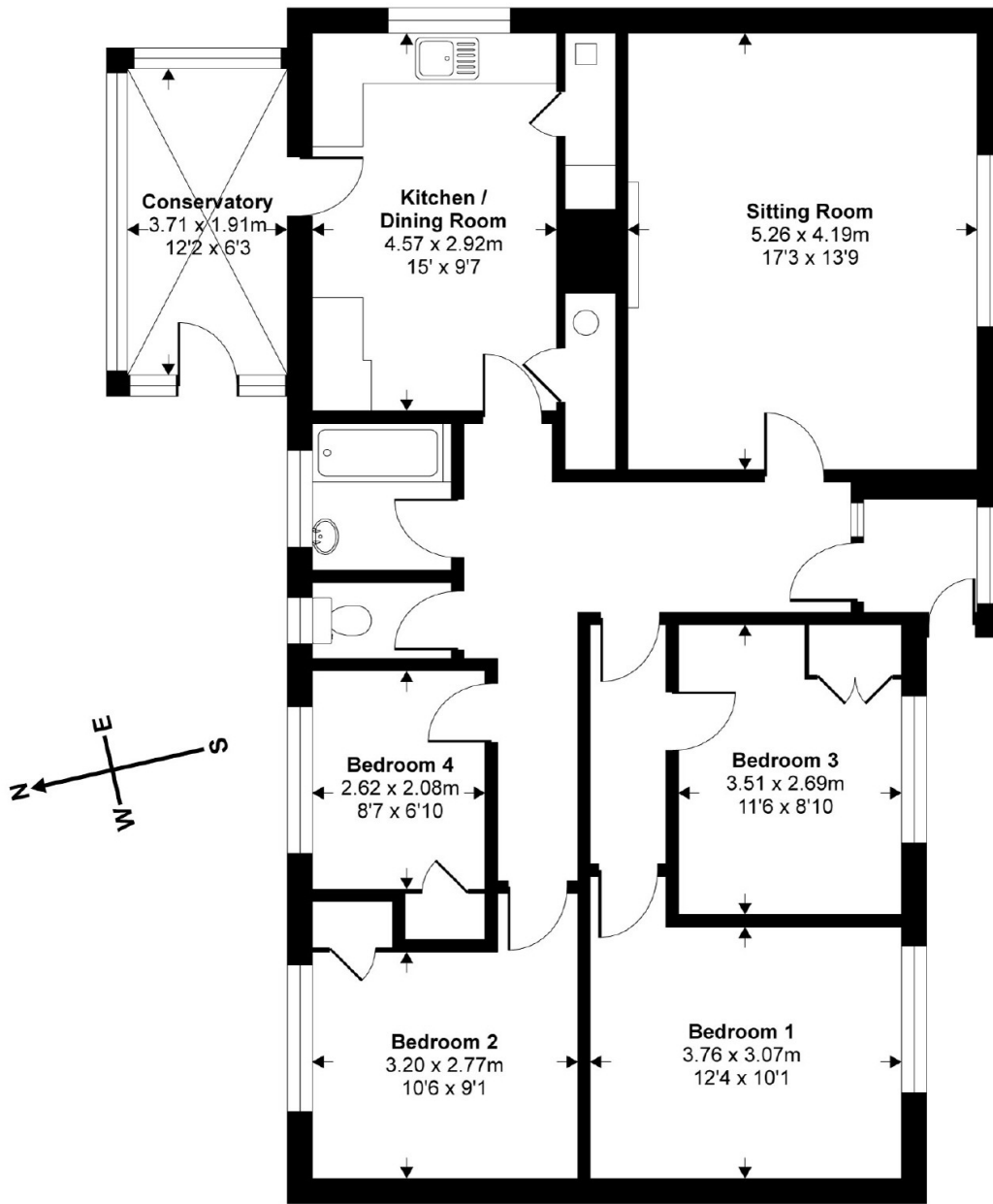
Lot 2, the land can be viewed during the hours of daylight with Stags particulars to hand.

Direction

Proceed out of Taunton on Trull Road proceeding to the top of Blagdon Hill via Trull and Blagdon Hill and at the first crossroads from leaving the village after approximately 1.5 miles keep going for a further 1.3 miles and take the right fork signposted Churchstanton, Smeatharpe and Honiton and after a further half mile take the first turning right signposted Churchstanton 1.5 miles. Lot 2 will be seen immediately on the left hand side and proceed down this road and straight across the crossroads signposted Stapley and the bungalow will be found the right hand side after approximately 250 yards. The field with lot 1 will be found just before the crossroads with a sign on the gateway. If approaching from Churchinford proceed out of the village going across the first crossroads signposted Stapley and turn left at the next crossroads and the bungalow will be found on the right hand side having passed the land of lot 2.



Approx. Gross Internal Floor Area
113.2 Sq Metres 1219 Sq Ft



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	