

# BARNs AT STONE FARM

YEOVIL • SOMERSET



# STONE FARM

STONE LANE • YEOVIL • SOMERSET • BA21 4NU

Yeovil town centre 1.5 miles • Sherborne 5 miles • A303 5 miles • Crewkerne 9 miles  
(Distances are approximate)

*An exciting opportunity to purchase a range of traditional barns and buildings with planning permission for conversion to dwellings together with an existing dwelling to be renovated.*

Stone Farm offers an exciting opportunity to purchase a significant set of traditional barns and buildings for residential conversion together with a derelict farmhouse for renovation. The property is in close proximity to and on the northern edge of Yeovil with commanding view towards Mudford Sock and beyond.

## SITUATION

Stone Farm is situated on the northern outskirts of Yeovil, approximately 1.5 miles north of the town centre. The market town provides a comprehensive range of facilities and amenities including shops, schools, a college, hospital, pubs, restaurants, sports clubs and more. The property is conveniently located to Yeovil and has good access to the A303 providing links between London and Somerset. Yeovil has two train stations providing links to other local and regional stations including Castle Cary. Castle Cary train station is only some 12 miles to the north east and has fast rail links to London.

## DESCRIPTION

The property comprises a range of traditional, predominantly brick built, barns and outbuildings with an existing derelict farmhouse in need of full renovation. The property benefits from full planning consent to restore the existing dwelling and

create 5 new residential units. As part of the planning consent, there is permission for conversion of some outbuildings to form carports to service each residential unit. The whole site sits in approximately 0.98 hectares (2.41 acres) with private access from Stone Lane. There are a number of planning conditions attached to the consent which are to be met as part of any development, but the property presents an excellent opportunity for development of six residential units.

### IN BRIEF SUMMARY:

**Barn Conversion 1** - approximately 70sqm (existing gross internal area) with permission to convert and incorporate some new build, increasing the total gross internal area to a total of approximately 158sqm, incorporating 3 bedrooms.

**Barn Conversion 2** - approximately 95sqm (existing gross internal area) with permission to convert and incorporate some new build, increasing the total gross internal area to a total of

approximately 188sqm, incorporating 4 bedrooms.

**Barn Conversion 3** - approximately 43sqm (existing gross internal area) with permission to convert and incorporate some new build, increasing the total gross internal area to approximately 137sqm, incorporating 4 bedrooms.

**Barn Conversion 4** - approximately 146sqm (existing gross internal area) with permission to convert the said same area, incorporating 4 bedrooms.

**Barn Conversion 5** - approximately 168sqm (existing gross internal area) with permission to convert the said same area, incorporating 3 bedrooms.

**The existing derelict farmhouse** has permission to be reinstated and will comprise approximately 220sqm (gross internal area), incorporating 4 bedrooms.

## SERVICES

The Purchaser will be responsible for applying for and making their own separate service connections. Mains electricity is currently provided to Barn 2 and will be redirected to the retained property as one of the Conditions. It will be the responsibility of the purchaser to ensure that all mains services to the retained property, including electricity, broadband, water and sewerage is uninterrupted.

## BOUNDARIES

The Purchaser will be responsible for erecting and thereafter maintaining the boundaries to the property as set out in the Conditions.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether disclosed or not. A right of way is also reserved for all purposes and at all times over the area of the sale plan shaded green.

## PLANNING

Planning permission was granted under Application Number 14/05095/FUL on 5th February 2015 and Listed Building Consent under Application no. 14/05096 / LBC on 5th February 2015 for the conversion of barns to five residential units and reinstatement of cottage to residential use, including associated internal and external alterations, erection of extensions and erection of car ports/garaging (GR 355836/118295).

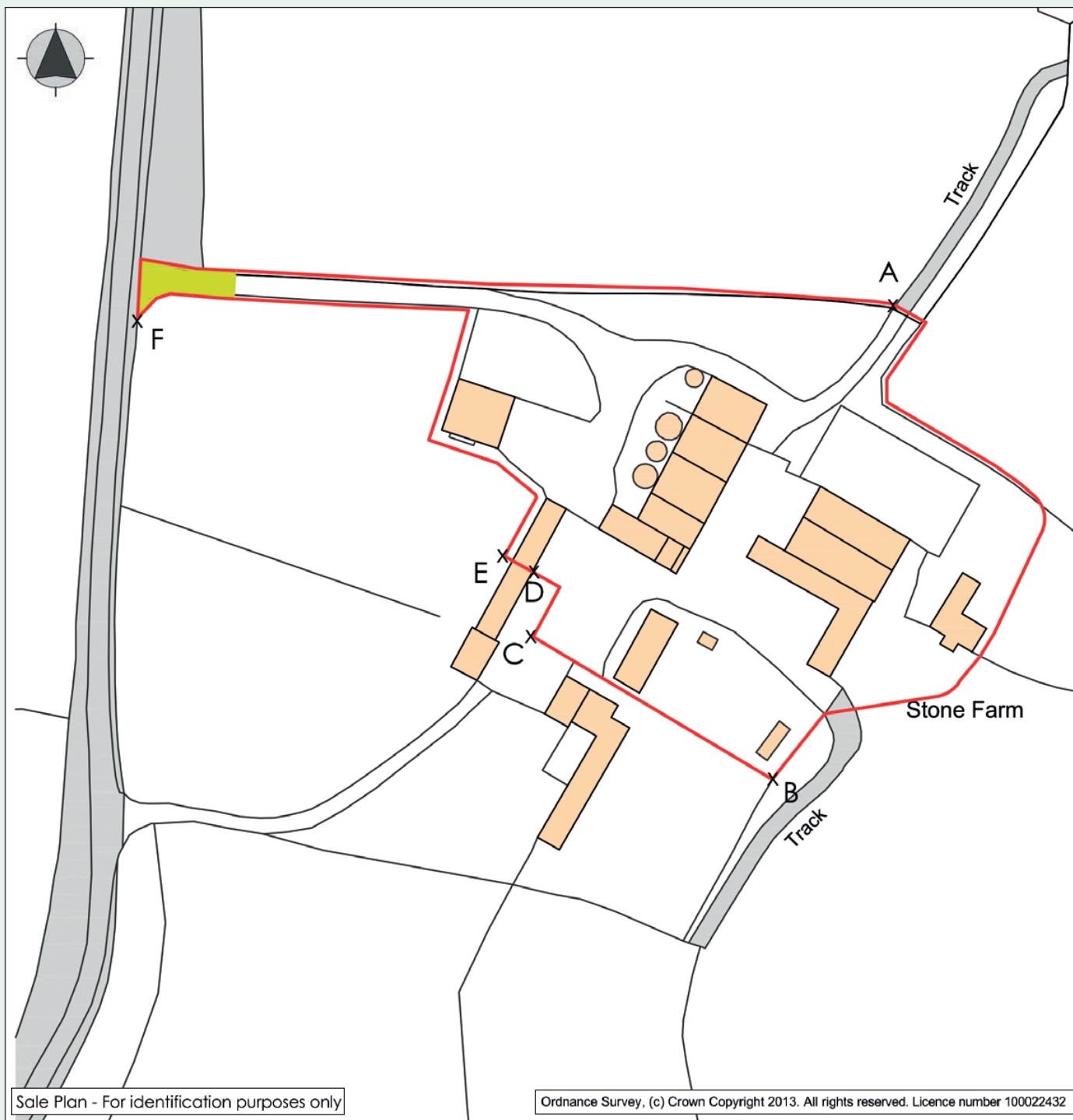
A Technical Information Pack containing detailed information relating to the site, the planning permissions and Listed Building Consent is available from Savills, York House, Blackbrook Park Avenue, Taunton, TA1 2PX.  
Tel: 01823 445030. Email: taunton@savills.com.

## LOCAL AUTHORITY

South Somerset District Council  
The Council Offices,  
Brympton Way, Yeovil, Somerset, BA20 2HT  
Tel: 01935 462 462  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

## SOLICITORS

Darbys Solicitors  
Midland House, West Way, Botley, Oxford, OX2 0PH  
Tel: 0800 084 3253





## SALES CONDITIONS

There will be a schedule of works requiring the purchaser to: redirect the mains electricity supply from Barn 2 to the retained property and ensure that the service is uninterrupted (at the purchaser own cost). To erect and thereafter maintain a post a rail fence along the boundary between points A and B on the sale plan. The specification to include sawn and tanalised posts with 4 sawn and tanalised horizontal rails. Sheep netting to also be strained and attached between the posts and rails with the bottom wire no more than 10cm above ground level.

To repair the boundary brick wall and replace the block wall, to a height of 1.3 metres above ground level, to match existing brick wall between points B and C on the sale plan. The ownership and maintenance responsibilities of the brick wall will thereafter remain with Stone Farmhouse with a right of access reserved for maintenance purposes. Erect a solid bespoke tanalised vertical feather edge fence to no less than 2 metres high between points C and D on the sale plan.

To erect and thereafter maintain a post and rail fence along the boundary between points E and F on the sale plan. The specification to include sawn and tanalised posts with 4 sawn and tanalised horizontal rails. Sheep netting to also be strained and attached between the posts and rails with the bottom wire no more than 10cm above ground level.

## TENURE

All existing occupation of the buildings has been terminated and the property is to be sold freehold with vacant possession upon completion.

## HEALTH & SAFETY NOTICE

Please note that the site forms part of a working farm and the condition of some of the farm buildings is such that internal access is not permitted.

## DIRECTIONS

From the centre of Yeovil, take the A359 heading north. Approximately 1,200 metres after the Fiveways Roundabout



roundabout, where the road bends to the right, turn left (straight ahead) onto Stone Lane. The property is then located approximately 700 metres to the north on the right hand side.

The postcode is BA21 4NU and easily located using most up to date satellite navigation systems.

## VIEWING

Strictly by appointment with Savills.

Updated 1/02/2017.



**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.

Particulars prepared – February 2017. Photographs taken – April 2015. 17/02/02. AGJ. Kingfisher Print and Design. 01803 867087.



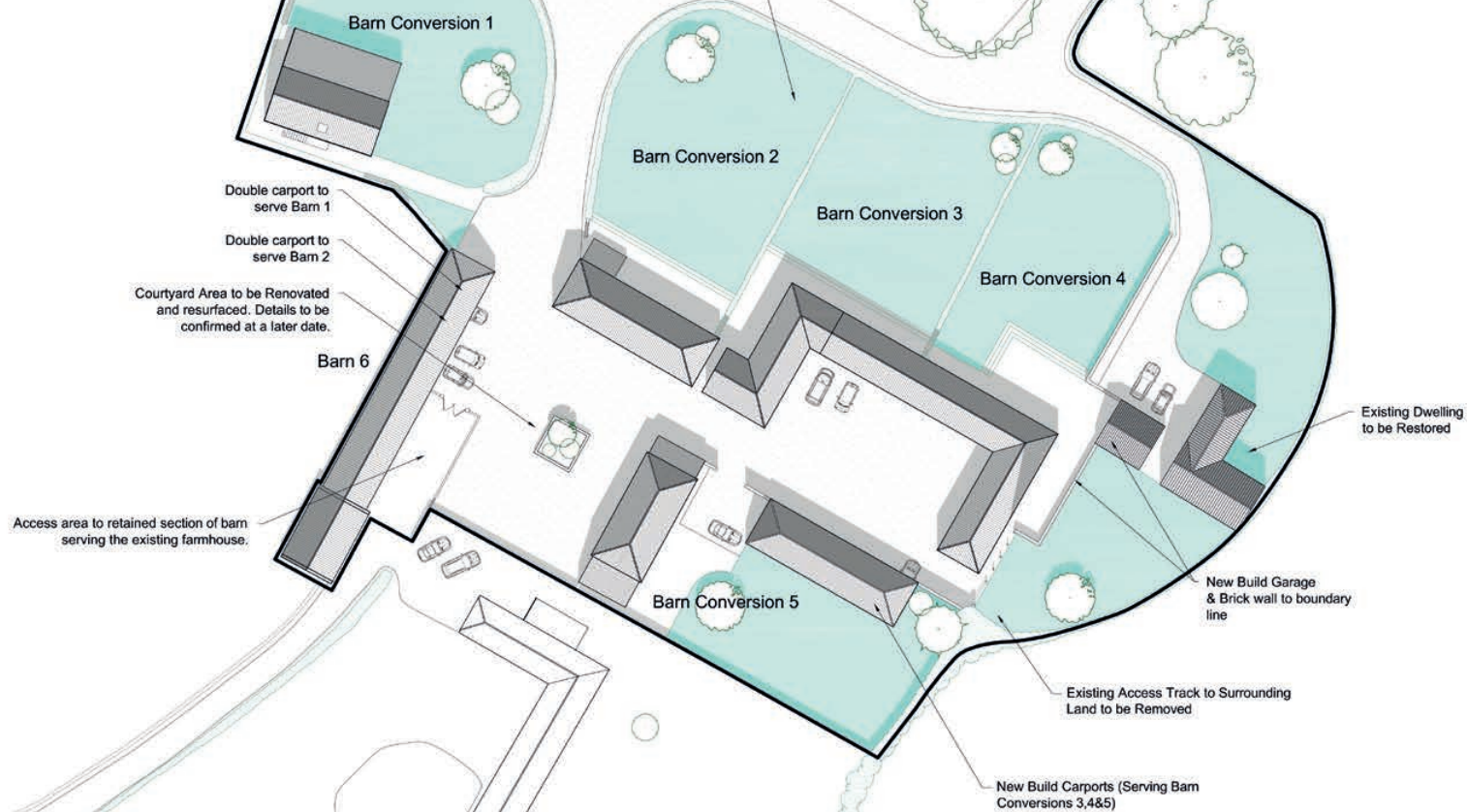
**Savills (UK) Ltd**

York House,  
Blackbork Business Park,  
Taunton TA1 2PX  
www.savills.com  
01823 445030



## Proposed Site Plan

Existing Modern Agricultural Buildings  
in this area to be removed. Refer to  
Dwg 213.74\_001 for further details.



Proposed Site Layout  
Drawing. Not to scale



