



LOT 1: STONE BARN FOR CONVERSION/REDEVELOPMENT

Barn & 0.25 Acres of Land to Rear Of Octon Lodge, Old Corfe Road, Taunton, TA3 7BL

Online Auction Date: 25th May 2023

Auction Guide: £110,000 - £150,000

Tamlyns

PROPERTY DESCRIPTION

A well located Stone and Gabled Barn in Shoreditch/Stoke St Mary waiting to be converted back to its use, dating back to 17C, situated close to Taunton and its racecourse and within easy reach of the M5. Access to the barn will be off the Old Corfe Rd via a private driveway which will be created by the granting of an easement over the vendor's land. Fencing and Hardcore for the track will be the responsibility of the new owner.

Situation

Located 2km from Taunton town centre with high speed rail links to London and the Midlands and only 1 km from the M5, the property is situated in Open Countryside with magnificent views of adjoining agricultural land.

The Local Area*

1 Mile - Taunton

7 Miles - Wellington

34 Miles - Exeter

*Distance are approxiamte & sourced from Google Maps

Local Authority

Somerset Council

Tenure

Freehold (Sold with vacant possession)

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 458241

properties@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

The property being offered for sale by online, public auction, is a stone gabled Barn of approximately 850 sq ft at ground floor level with potential for upper level conversion to 1,700 sq ft together with a parcel of land of approximately 0.25 acres and a right of way to access the Barn over the Vendor's field . (Possibly even a 3rd level into the eaves). Located close to Taunton Racecourse between Taunton and Chard in Somerset.

Directions

Head south from Bridgwater along the A38 towards Taunton entering the M5 at Junction 24 towards Taunton. Exit at Take the next right at Junction (25) and head towards Taunton along Toneway until you reach the lights at Critchway opposite Creech Castle. Go left at the lights and follow the brown signs for Taunton Racecourse, heading along Shoreditch Rd over the M5 until you reach Old Corfe Rd where the property will be found on your right-hand side denoted by the Tamlyns For Sale boards. Should you reach The racecourse you have gone too far.

Method of Sale

The property is being offered by Online Auction on 25th May 2023 with bidding starting from 8:00am ending from 6.00pm. Unless sold prior to auction.

The vendor reserves the right to withdraw the Property at any time prior to Auction.

Completion

Completion has been set for 28 days from the auction date, or earlier by arrangement.

Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand.

A commitment to a fixed Bidder's Registration Fee of £3,000 including VAT must be confirmed on registration, comprising of £2,100

contribution towards the deposit plus the Auctioneer's Buyer's Administration Charge of £900 (£750 + VAT).

The Registration Fee is retained by Tamlyns at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders.

To register online to bid for this property please visit;
www.tamlynsprofessional.co.uk/land-and-property/

Money Laundering

As part of the Online Registration process before prior approval to bid will be granted, in order to fulfil responsibilities under the current Anti-Money Laundering Regulations, all prospective bidders will be asked to provide proof of identity.

Acceptable documents include: Passport, Driving Licence or Birth Certificate (at least one photo ID) as well as Council Tax or utility bill. Further guidance will be provided at Online Registration.

Deposit

On conclusion of the auction, Tamlyns will invoice the successful bidder within 24 hours of the fall of the electronic gavel. This will be for 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration.

Solicitors

Ashfords
Ashford Court
Blackbrook Park Avenue
Taunton
TA1 2PX
Attn of: Claire Keating
Telephone: +44 (0)1823 232372
Email: c.keating@ashfords.co.uk

PROPERTY DESCRIPTION

Services

There is mains water on the land but we are not aware of any other mains services. Potential purchasers are advised to make their own enquires as to the availability of services.

Wayleaves, Easements & Rights of Way

The property is sold subject to any other Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

Sporting & Mineral Rights

We are advised that any sporting and mineral rights are held in hand and will be transferred with the sale of the land.

Viewings

The property may be viewed on foot, at any reasonable time.

The Selling Agents will be pleased to meet any interested parties by prior arranged appointment by calling us directly.

Telephone: 01278 458241 Email: properties@tamlyns.co.uk

Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor's solicitors, for which there may be a charge. Potential purchasers are deemed to have made all necessary enquires and purchase with full knowledge of the contract and contents of the Legal Pack.







View of the land facing North - barn situated to the East



View of the land facing East - barn situated to the North



View of the land facing South away from the barn



View of the land facing West away from the barn



LOCATION PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services appicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

