



Land and Buildings at High Ham

| Langport, Somerset

| **Carter Jonas**

Land and Buildings at High Ham Langport Somerset TA10 9BG

A well-situated farm
building, stable block, and
adjoining pasture paddocks.

The Land and Buildings at High Ham
comprise a steel framed farm storage
building and a timber framed stable
building together with four surrounding
pasture paddocks with good access from
Henley Road.

For sale by Informal Tender as a whole or in
two separate lots. Tenders due by midday
on Wednesday 24th July 2024.

In all extending to 5.13 acres.

Carter Jonas



Property

Lot 1

Lot 1 comprises a steel framed farm
storage building together with a timber
framed stable block and three adjoining
pasture paddocks as well as a pond,
all with access via a stone track from
Henley Road.

The farm building comprises a three
bay steel and timber framed storage
building (measuring about 12m x 6m)
with mezzanine floor over one bay
and mains electricity connected to
the rear. This building has potential
for conversion subject to obtaining
the necessary consent. The building
was erected in 2017 following planning
permission granted by South Somerset
District Council under application
reference 16/04901/FUL. Class Q
permitted development rights were
amended in May 2024 and are now
available on qualifying buildings which
were either in agricultural use, or part of
an established agricultural unit, on 24th
July 2023.

The stable building offers four no. loose
boxes (each of about 3.45m x 3.45m)
with a concrete floor and apron. There is
also an adjoining hay store and lean-to
store off.

The land comprises three pasture
paddocks situated to the south of the
buildings, with easy access from the
track. In all Lot 1 extends to about
four acres.

Should Lots 1 and 2 be sold separately,
the purchaser of Lot 1 will need to erect
a new boundary fence between Lots 1
and 2 toward the eastern end below the
farm building.

Lot 2

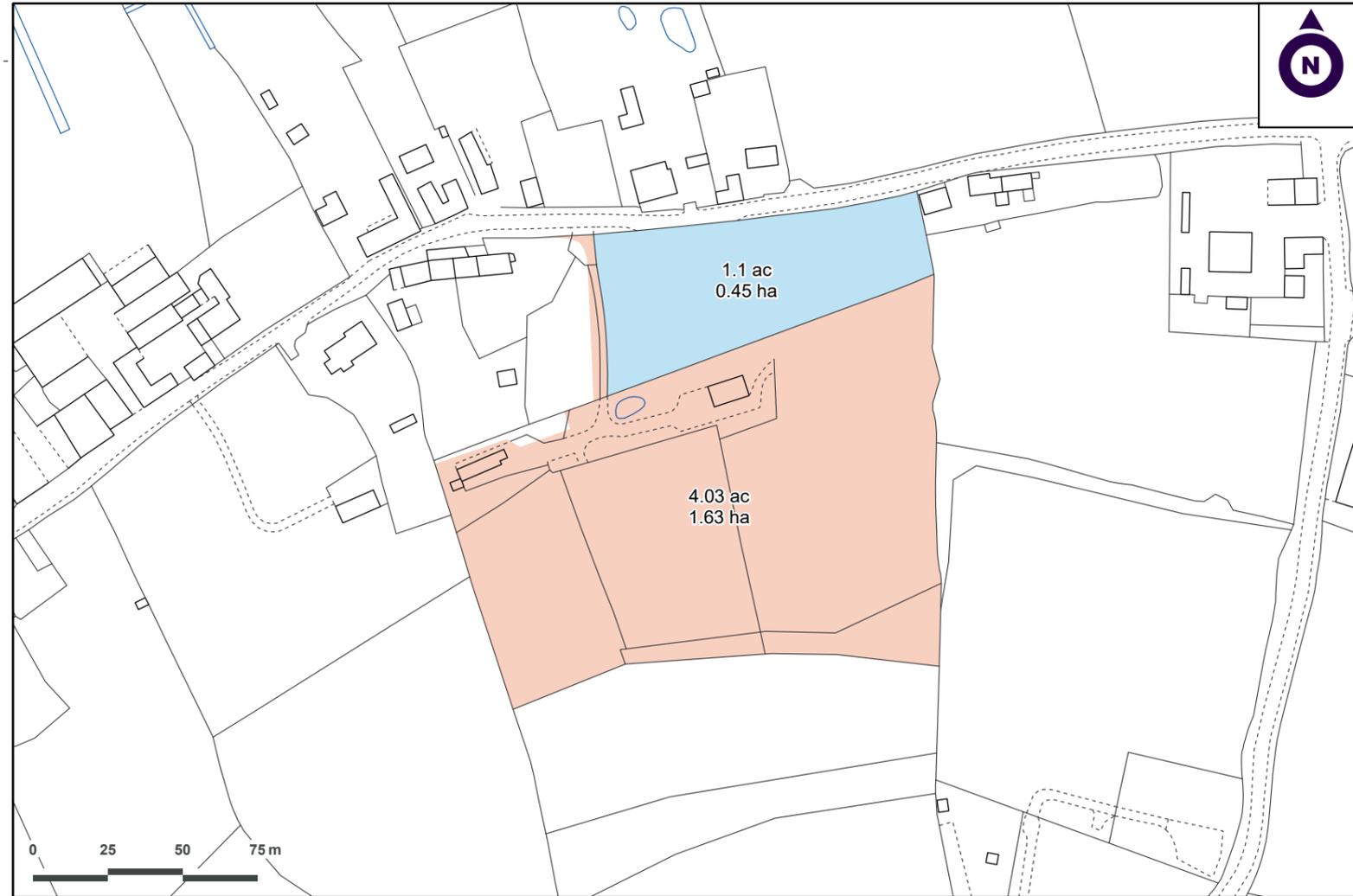
Lot 2 comprises a former orchard and
pasture paddock with gated access
from Henley Road to the north. There
is an attractive pond situated along the
southern boundary and several trees
in the south eastern corner. In all Lot 2
extends to about one acre.

Location

The land is situated adjoining Henley
Road, a short distance from the village
of High Ham, within easy reach of
Langport, Street and Somerton.

Land plan

- Lot 1
- Lot 2



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Method of Sale

The property is offered for sale as a whole or in two separate lots by Informal Tender.

Lot 1 is offered for sale with a guide price of £175,000.

Lot 2 is offered for sale with a guide price of £45,000.

Tenders are due by midday on Wednesday 24th July 2024. Tenders should be submitted via email to jack.mitchell@carterjonas.co.uk, or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Land and Buildings at High Ham'.

Services

Lot 1 is serviced by a mains electricity supply. Mains water runs in Henley Road.

Easements/Rights of Way

Should Lot 2 be sold separately to Lot 1, a right of access into the gate in the north-western corner of Lot 2 will be granted over Lot 1. There is also an access right for Henley Farm (to the west) into the gate in the north-eastern corner of Henley Farm. There are drainage rights for two neighbouring properties into the pond and ditch within the property.

Health & Safety

Potential purchasers are requested to take particular care when inspecting the property being mindful of livestock which may be present and machinery which may be operating, and wearing supportive footwear for potentially uneven, steep, and slippery ground surfaces.

Local Authority

Somerset Council (South Somerset)
www.somerset.gov.uk

Viewings

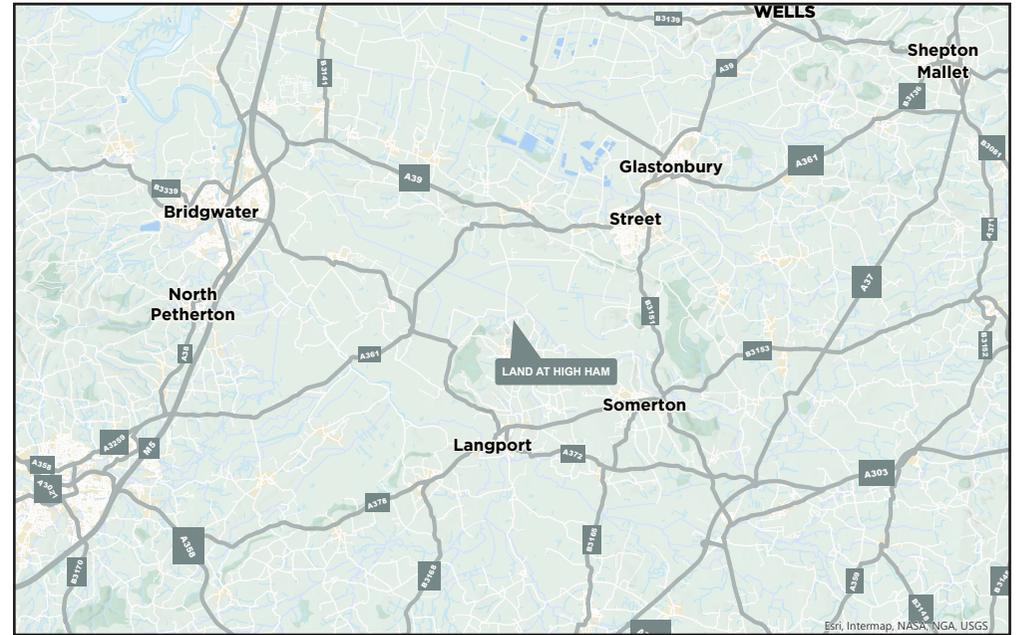
Potential purchasers may view the property during daylight hours after informing the agents, Carter Jonas, on 01823 428590.

Directions

From the village of High Ham head north and out of the village towards Henley and Street. Continue down the hill and around the right-hand bend, taking the next right signed Henley, onto Henley Road. The entrance to the property will be found after about half a mile on the right-hand side, marked by a Carter Jonas 'for sale' board on the gate.



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Important Information

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