



Development Site at West End Farm

| Yeovil, Somerset

| **Carter Jonas**

Development Site at
West End Farm
Marston Magna
Yeovil
Somerset
BA22 8BN

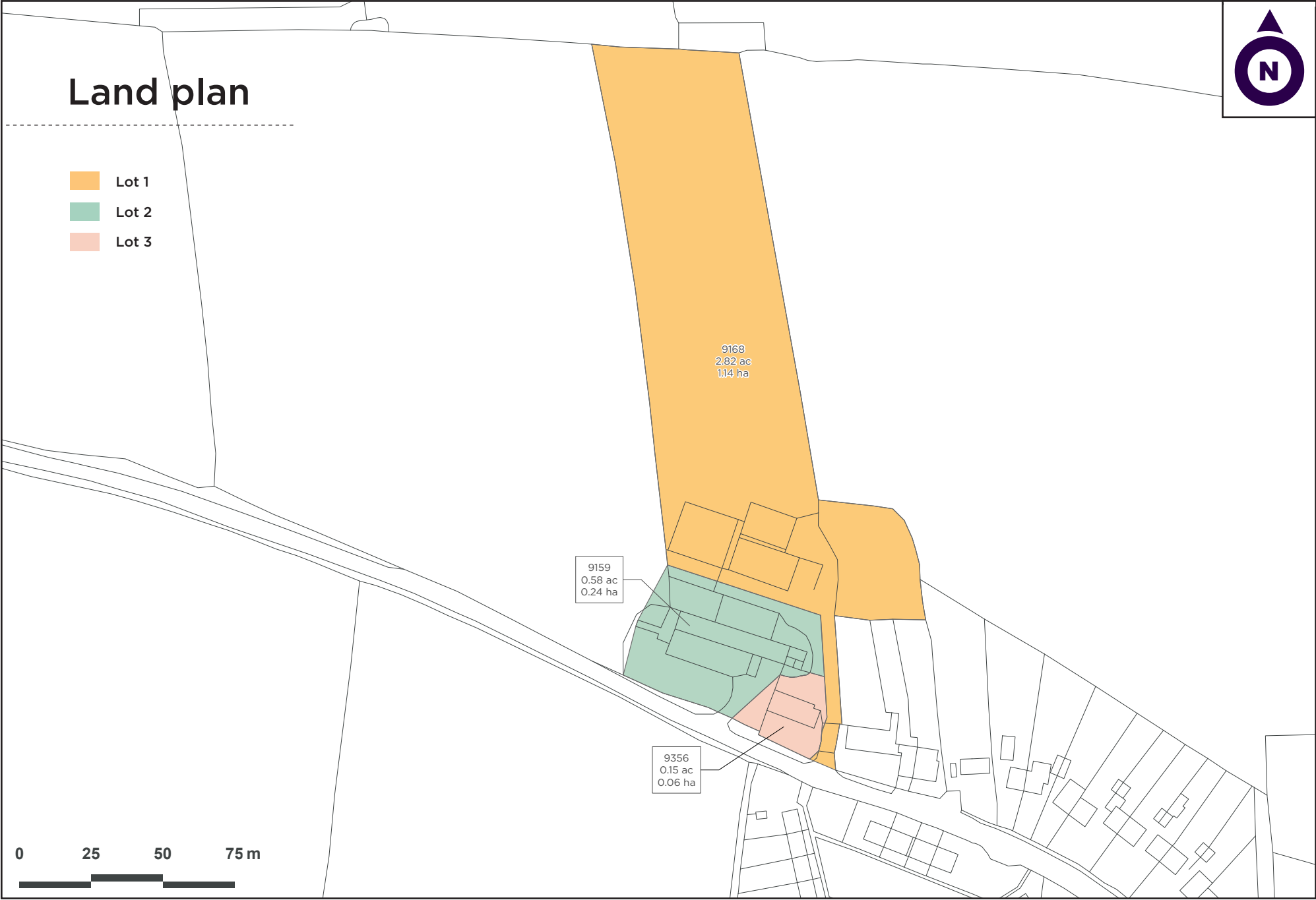
A range of farm buildings with
permission for conversion to
five dwellings.

The farm buildings at West End Farm
comprise a range of traditional and modern
buildings. Permission has been granted for
the conversion of a traditional brick and
tile barn to a terrace of three single-storey
dwellings, together with a further traditional
brick and tile barn to a detached two-storey
dwelling, and permission for a modern
building at the northern end of the site to a
further detached dwelling to be sold with an
adjoining pasture paddock.

In all extending to about 3½ acres.

For sale by online auction as a whole or in up
to three separate lots.

Carter Jonas



Location

The property is located on the western
side of the village of Marston Magna
which offers a church, public house, and is
positioned between Sherborne and Yeovil
to the south of the A303. The village of
Queen Camel offers local day-to-day
facilities, whilst Yeovil and Sherborne
offer a wider range of social, shopping,
and recreational facilities. Communication
links are good with main line rail stations
at Sherborne, Yeovil, and Castle Cary.

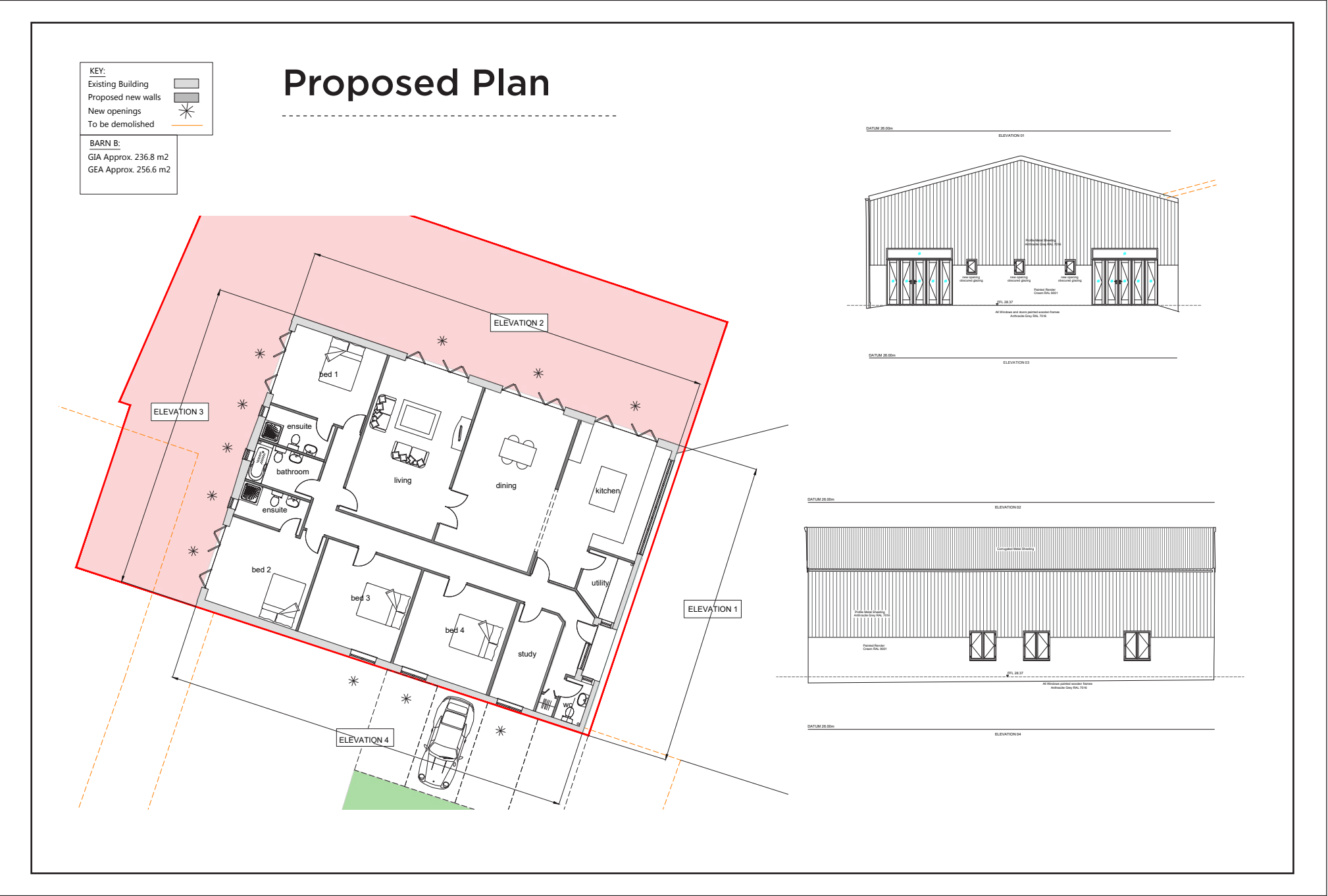


Lot 1: Modern Barn for Conversion within 2.82 acres

Lot 1 comprises a modern steel framed building with permission for conversion to a detached four-bedroom dwelling with a proposed gross internal area of 236.8sqm. In addition to the building with permission, there is a further modern building included within this lot.

There is a parcel of agricultural land to the north which is laid to pasture.

In all Lot 1 extends to 2.82 acres.



Lot 2: Brick and Tile Barn for Conversion to Three Dwellings

Lot 2 comprises a detached single storey stone, brick, and tile barn with permission for conversion to three no. dwellings comprising::

- A semi-detached single storey three-bedroom dwelling with a proposed gross internal area of 91.2sqm.
- A mid-terrace single storey two-bedroom dwelling with a proposed gross internal area of 62sqm.
- A semi-detached single storey three-bedroom dwelling with a proposed gross internal area of 83sqm.

Lot 2 has the benefit of its own road access from the road to the south.

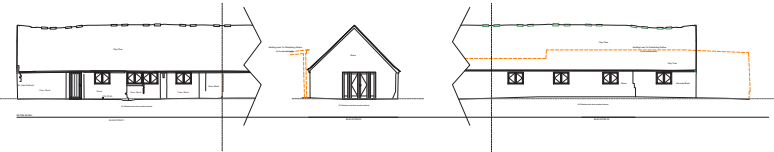
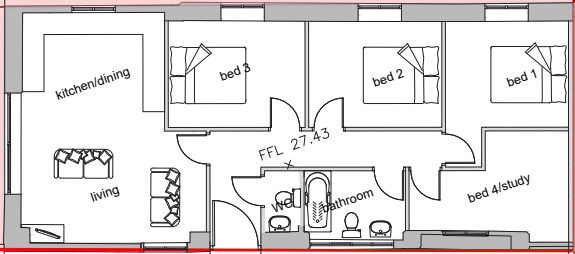
In all Lot 2 extends to 0.58 of an acre.



KEY:
Existing Building
Proposed new walls
New openings
To be demolished

BARN B:
GIA Approx. 51.2 m2
GEA Approx. 107.5 m2

Western Conversion

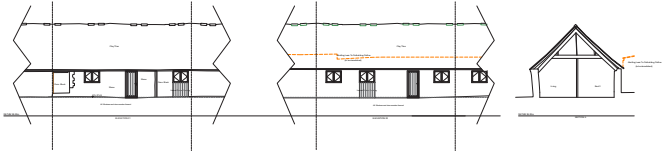
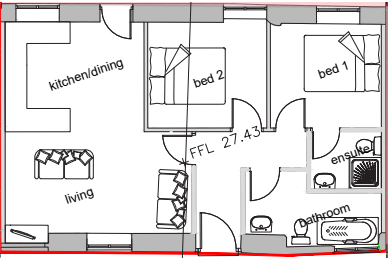


Proposed Plans

KEY:
Existing Building
Proposed new walls
New openings
To be demolished

BARN B:
GIA Approx. 62 m2
GEA Approx. 74 m2

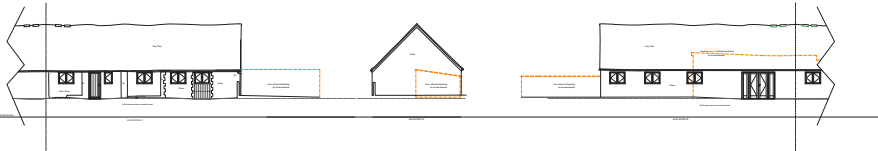
Middle Conversion



KEY:
Existing Building
Proposed new walls
New openings
To be demolished

BARN B:
GIA Approx. 83 m2
GEA Approx. 102 m2

Eastern Conversion



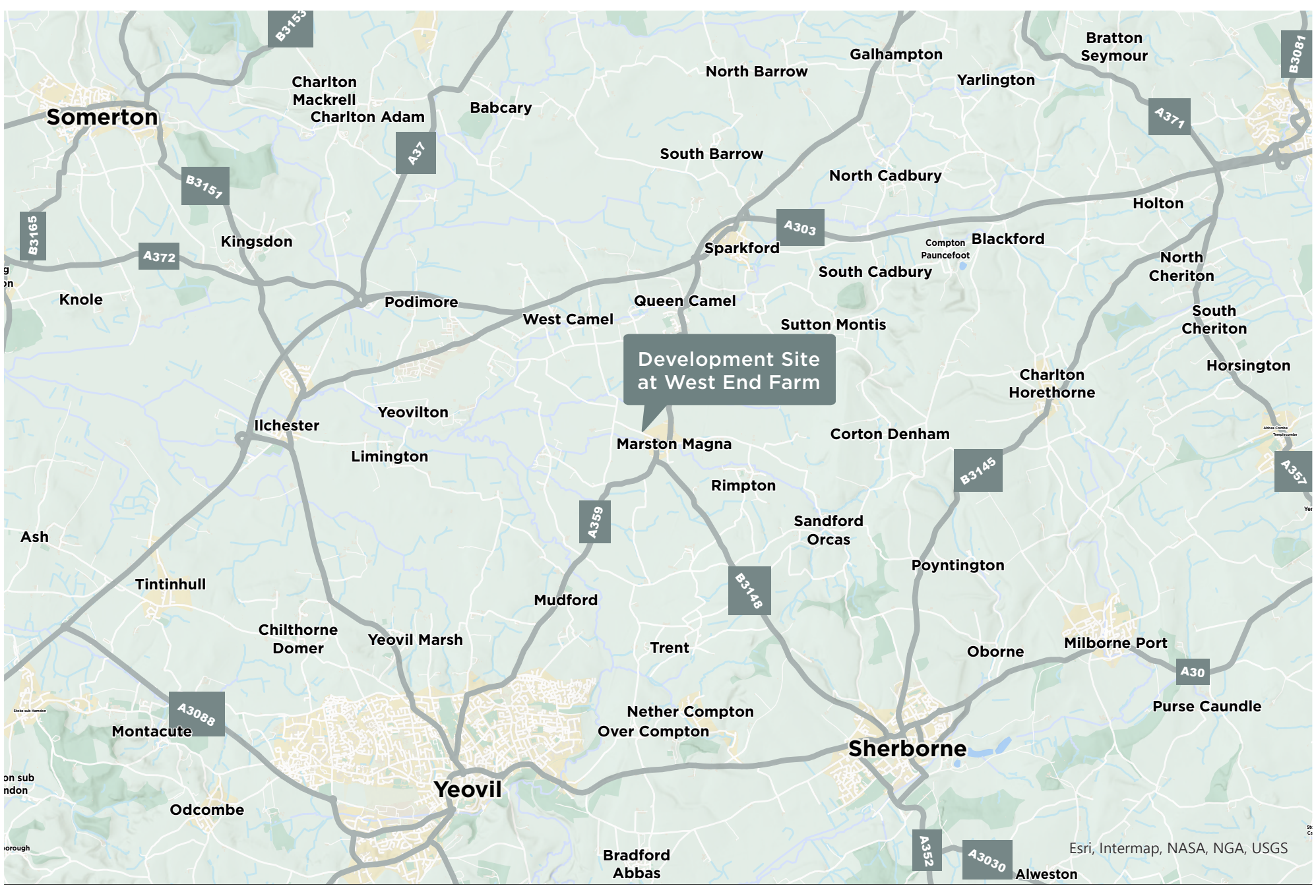
Lot 3: Conversion to a Detached Dwelling

Lot 3 comprises a detached two storey brick, stone, and tile barn with permission for conversion to a detached four-bedroom dwelling with a proposed gross internal area of 185.8sqm.

Lot 3 will be accessed via a right of access over the existing access track to the east, which forms part of Lot 1.

In all Lot 3 extends to 0.15 of an acre.





Method of Sale

The property is offered for sale by online auction with guide prices* for the individual lots as listed below. The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction packs, visit carterjonas.co.uk/property-auctions.

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price.

Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

The guide price for Lot 1 is £225,000.
The guide price for Lot 2 is £175,000.
The guide price for Lot 3 is £175,000.

Lot 1 will be offered for sale first. The successful purchaser of Lot 1 will be offered the option to purchase Lots 2 and 3 at their respective guide prices. If the purchaser of Lot 1 does not accept the option to purchase Lots 2 and 3, Lot 2 will then be offered for sale. The successful purchaser of Lot 2 will be offered the option to purchase Lot 3 at its guide price. If the purchaser of Lot 2 does not accept the option to purchase Lot 3, Lot 3 will then be offered for sale separately.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

Permission was granted for the conversion of the buildings by Somerset Council (South Somerset District) in May 2023. The application reference numbers for each of the lots are listed below.

Lot 1: 23/00728/PAMB
Lot 2: 23/00729/PAMB
Lot 3: 23/00730/PAMB

Services

Potential purchasers will need to establish new service connections for the site.

Wayleaves, Easements & Rights of Way

If sold separately, Lot 3 will be granted a right of access over Lot 1. Lot 2 has its own access. The relevant easements will be granted for service connections as required.

Health & Safety

Potential purchasers should take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Local Authorities

Somerset Council
www.somerset.gov.uk

Viewings

Potential purchasers may view the property during reasonable daylight hours with a set of these details in hand after informing the selling agents.

Directions

Follow Little Marston Road out of the village of Marston Magna towards Queen Camel. The buildings at West End Farm will be found on the right-hand side as you exit the village.



/// gone.taxpayers.reporting



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Important information

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