



Knaplock Poultry Farm

Bridgwater, Somerset

**Carter Jonas**

# Knaplock Poultry Farm Fiddington Bridgwater Somerset TA5 1JW

**A commercial poultry farm  
with growing space for  
121,000 birds.**

Knaplock Poultry Farm comprises a commercial poultry farm serviced by a detached bungalow, office, and double garage with flat above, together with five no. poultry buildings offering growing space for up to 121,000 birds with biomass boiler and photovoltaic panels and associated income from the RHI and FiT respectively. There is also consent to replace the two remaining timber framed buildings with a new steel framed building.

In all extending to 4.38 acres.

For sale by private treaty as a whole.



## Location

Knaplock Poultry Farm is situated between the villages of Fiddington, Stogursey, and Combwich, close to and with views across to the Quantock Hills area of outstanding natural beauty. The nearby local centres of Nether Stowey and Cannington offer a range of day-to-day amenities including primary schools, convenience stores and post offices, whilst the local town of Bridgwater offers a wider range of facilities including supermarkets, as well as providing access to the M5 motorway via Junctions 23 and 24, and a train station.

## The Farmhouse

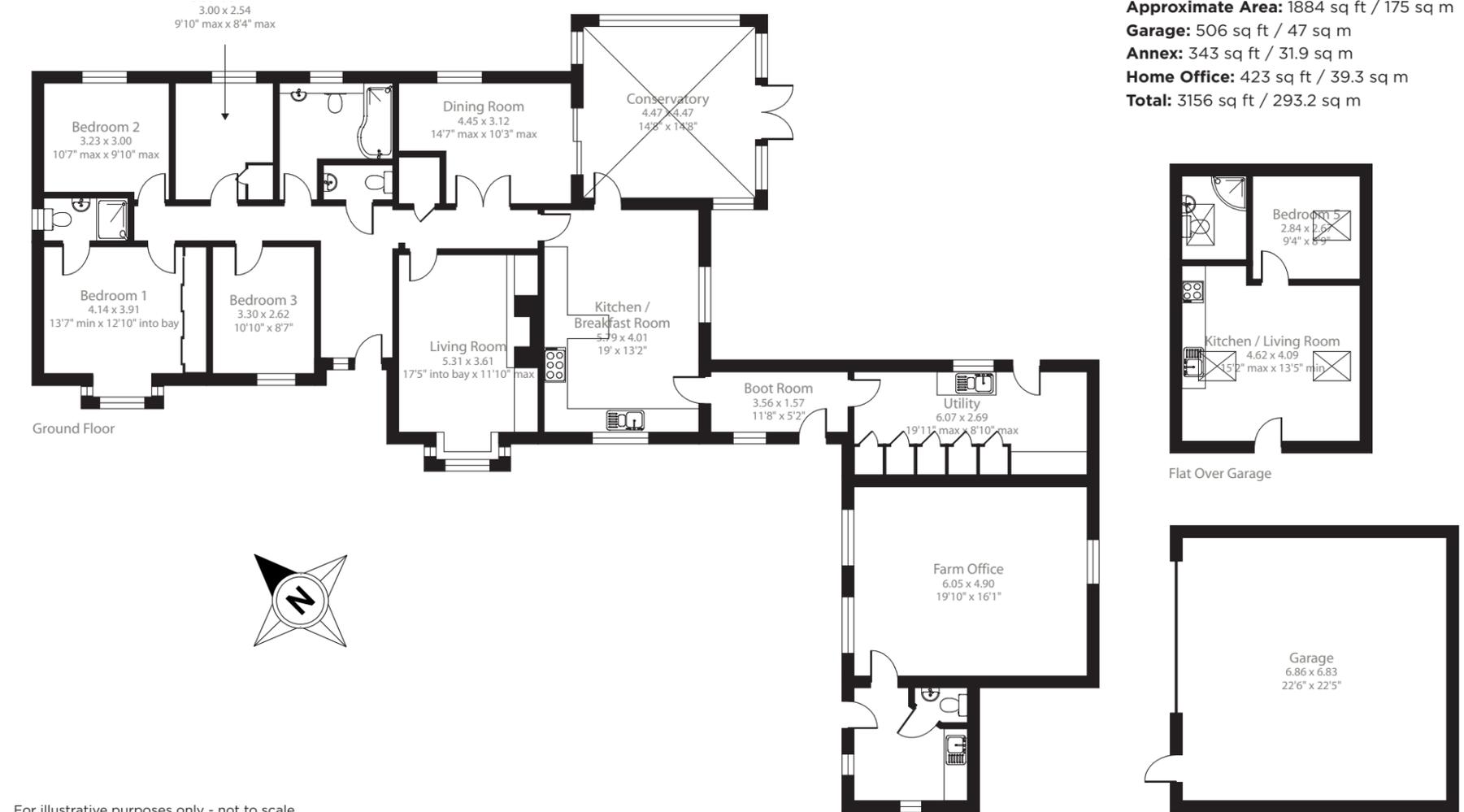
The bungalow comprises a detached dwelling of rendered and brick elevations under a tiled roof and offers accommodation comprising:

- Front door to entrance hall
- Dining room
- Sitting room with open fireplace
- WC off hall
- Kitchen and breakfast room
- Rear hall leading to the utility/store
- Conservatory
- Principal double bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom

Adjoining the bungalow is a large farm office which offers an entrance hall with WC off and adjoining main office space.

There is also a double garage to the north of the bungalow with a flat over accessed via an external steel staircase and offering accommodation comprising open plan kitchen/dining/sitting room with separate shower room and bedroom off.

The bungalow has a good-sized parking area at the front with adjoining vegetable garden with raised beds and fruit trees to the side and further landscaped gardens to the rear and south all bounded by mature hedgerows.



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

## Floorplan

Stockland Bristol, Bridgwater

**Approximate Area:** 1884 sq ft / 175 sq m  
**Garage:** 506 sq ft / 47 sq m  
**Annex:** 343 sq ft / 31.9 sq m  
**Home Office:** 423 sq ft / 39.3 sq m  
**Total:** 3156 sq ft / 293.2 sq m

## Buildings

No	Description	External Dimensions	Gross External Area
1	Timber framed and clad poultry building.	100' x 70'	7,000sqft
2	Timber framed and clad poultry building.	100' x 70'	7,000sqft
3	Steel portal framed building constructed in 2021 with insulated elevations and roof, high velocity ridge ventilation, four lines of feeders and six nipple drinker lines. Hortraco fully automated ventilation, heating and feeding systems. Service room to front. Two no. feed bins and back up water tank.	260' x 60'	15,600sqft
4	Steel portal framed building constructed in 1997 with composite panel insulated cladding and roof, high velocity ridge ventilation, five lines of feeders and seven nipple drinker lines. Hortraco fully automated ventilation, heating and feeding systems. Service room to front. Two feed bins.	270' x 75'	18,900sqft
5	Steel portal framed building constructed in 1997 with composite panel insulated cladding and roof, high velocity ridge ventilation, five lines of feeders and seven nipple drinker lines. Hortraco fully automated ventilation, heating and feeding systems. Service room to front. Two feed bins.	270' x 75'	18,900sqft
6	Steel portal framed building with part concrete panel and part box profile steel clad elevations used as a woodchip store and biomass boiler room housing the Heizomat 650 kW boiler and associated plant (installed in 2012).	85' x 35'	2,975sqft



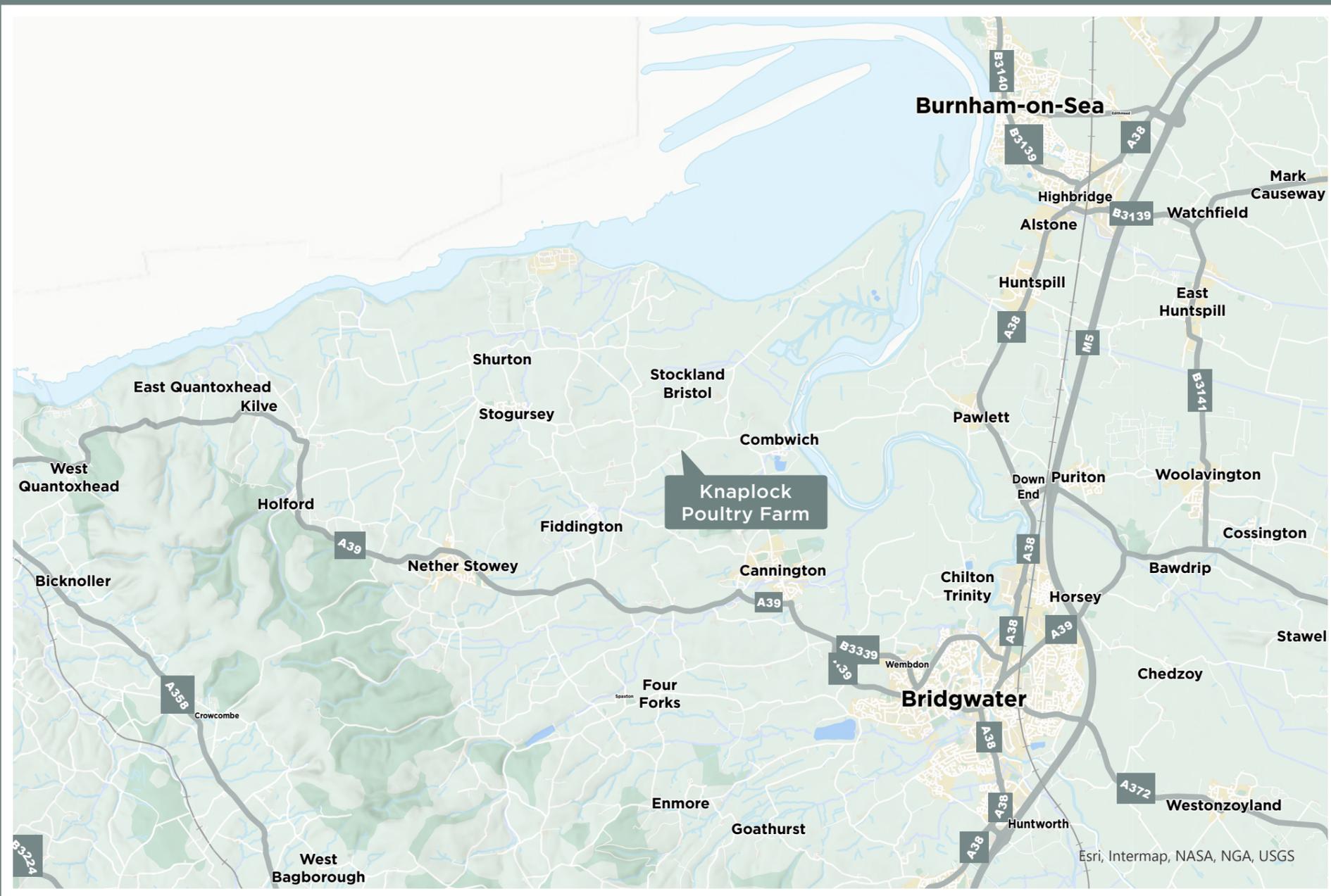


### Renewables

There is a 650kW biomass boiler within building no.6 which was installed in October 2012. This generates a Renewable Heat Incentive (RHI) payment of circa £53,000 per annum. The RHI payments are set to run until 2032.

There is a 50kW photovoltaic array on the roof of the shed no.4. This was installed in 2015. The Feed-in Tariff (FiT) payments are circa £6,000 per annum, plus cost savings on electricity. The FiT payments are set to run until 2035.





### Planning

Consent was granted in 2018 by Sedgemoor District Council (now Somerset Council) for the erection of two no. poultry buildings to replace three no. timber framed buildings under application reference 47/17/00005. One of these buildings was erected in 2021 to replace one of the timber framed buildings. The second building has not yet been erected. However, consent remains for the replacement of the two remaining timber framed buildings with a new building with a proposed gross external area of about 12,760sqft.

### Services

The property is serviced by mains and borehole water, electricity (three phase), and a sewage treatment plant. There is a biomass boiler heating the poultry buildings with back-up oil heating and back-up generators if required. The bungalow has oil-fired central heating.

### Health & Safety

Potential purchasers should take particular care when inspecting the property being conscious of sudden movements from farm machinery which may be operating at the time of inspection, particularly in and around the farm buildings.

### EPC ratings

The bungalow at Knaplock Poultry Farm has an EPC rating of D.

### Local Authority

Somerset Council  
(formerly Sedgemoor District Council)  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

### Viewings

Viewings are by appointment only with the selling agents, Carter Jonas.

### Directions

From Bridgwater, take the A39 to Cannington. From here, either drive through Cannington or follow the bypass and signs for Combwich and Hinkley Point. Pass the turnings for Combwich and Otterhampton and then take the next left turn onto Knaplock Lane. Follow this road for about ½ a mile and the entrance to Knaplock Poultry Farm will be found on the right-hand side.



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