



Totney Farm

Blackford, Wedmore, Somerset

Carter Jonas

**Totney Farm
Mark Road
Blackford
Wedmore
Somerset
BS28 4PB**

An attractive residential farm peacefully situated and with extensive rural views to the Mendip and Polden Hills.

Totney Farm is an attractive residential farm with a substantial period farmhouse and numerous farm buildings. Three of the farm buildings have been granted prior approval under class Q for conversion to residential use.

In all extending to 173.81 (70.3 hectares)

For sale by private treaty as a whole.



Totney Farm is approached up an impressive private driveway with views across its own land from all aspects. At the very heart of the property lies the farmhouse and farm buildings.

The farmhouse is beautifully presented with oodles of character and outstanding views. The interior of the property is well designed, with spacious rooms and plenty of natural light throughout.

The farm buildings are adjacent to the farmhouse and include a large range of former dairy buildings of which three benefit from class Q permitted development rights to be converted from agricultural buildings to dwellinghouses. If pursued, the permitted development rights would allow for the creation of two four bedroom properties and one two bedroom property.

The agricultural land of the property extends to approximately 169 acres (68.4 hectares), it is productive, level pasture land that has been used for grazing in recent years.

Location

Totney Farm occupies a delightfully tranquil position in the low-lying Somerset area of Sedgemoor.

The farm is located between the villages of Blackford and Mark, with the larger village of Wedmore also close at hand (2.5 miles). Wedmore has a thriving community with a number of events taking place over the course of the year; such as the Harvest Home event, the Arts Festival and the Lamplight street fair at Christmas.

Despite the rural tranquillity of the area surrounding Totney Farm, Bristol Bath and Wells all lie within a 30 miles radius of the property. Wells is just 10 miles away and is the nearest 'city' to the property. Wells is a popular tourist destination due to its religious, medieval and architectural history, it also has a excellent range of independent shops and restaurants.

Amenities

The property is located near to the popular village of Wedmore. The amenities within Wedmore include local shops, several public houses, a doctor's surgery and primary school. Early school life revolves around the OFSTED rated 'good' Wedmore First School Academy. For secondary schools, the OFSTED rated 'outstanding' Hugh Sexey Church of England Middle School is available. For private education, there are a range of schools close at hand including, Millfield and the Wells Cathedral School.

The property is conveniently situated for the M5 with Junction 22 providing easy access to Bristol, Bath and other centres in the South West. The nearest mainline train station is Castle Cary which is 21 miles from the property, from here London can be reached in under 2 hours. Highbridge and Burnham Railway station is closer at had for further rail travel within the region.



Farmhouse

An impressive period stone farmhouse dating from the 1830s. The substantially sized house lies under a slate roof, it has well-proportioned rooms across three floors with outstanding views from all aspects.

The ground floor comprises of an entrance hall with a bright and airy sitting room on the left and a drawing room, which leads into the kitchen on the right. Also on the ground floor is a dining room and utility. The first floor of the house comprises of four large bedrooms one family bathroom and an ensuite. The master bedroom has an ensuite bathroom and small dressing room. The second floor of the house is similar in layout to the first floor but would benefit from some updating.

The farmhouse is approached either from the north or the south over long well maintained, stone drives which also lead to the farm buildings. The property also has mature mainly lawned gardens to the south and east.



Buildings

The buildings are situated on the opposite side of the driveway to the farmhouse. There are a large range of outdated farm buildings that are in need of improvement.

Three of the buildings to the south of the farmyard (annotated A, B and C) have class Q permitted development rights with permission for two four bedroom and one two-bedroom dwellings. A condition of these permitted development rights is that the former dairy building (such as the covered silage clamp and cow kennels) are demolished.

Land

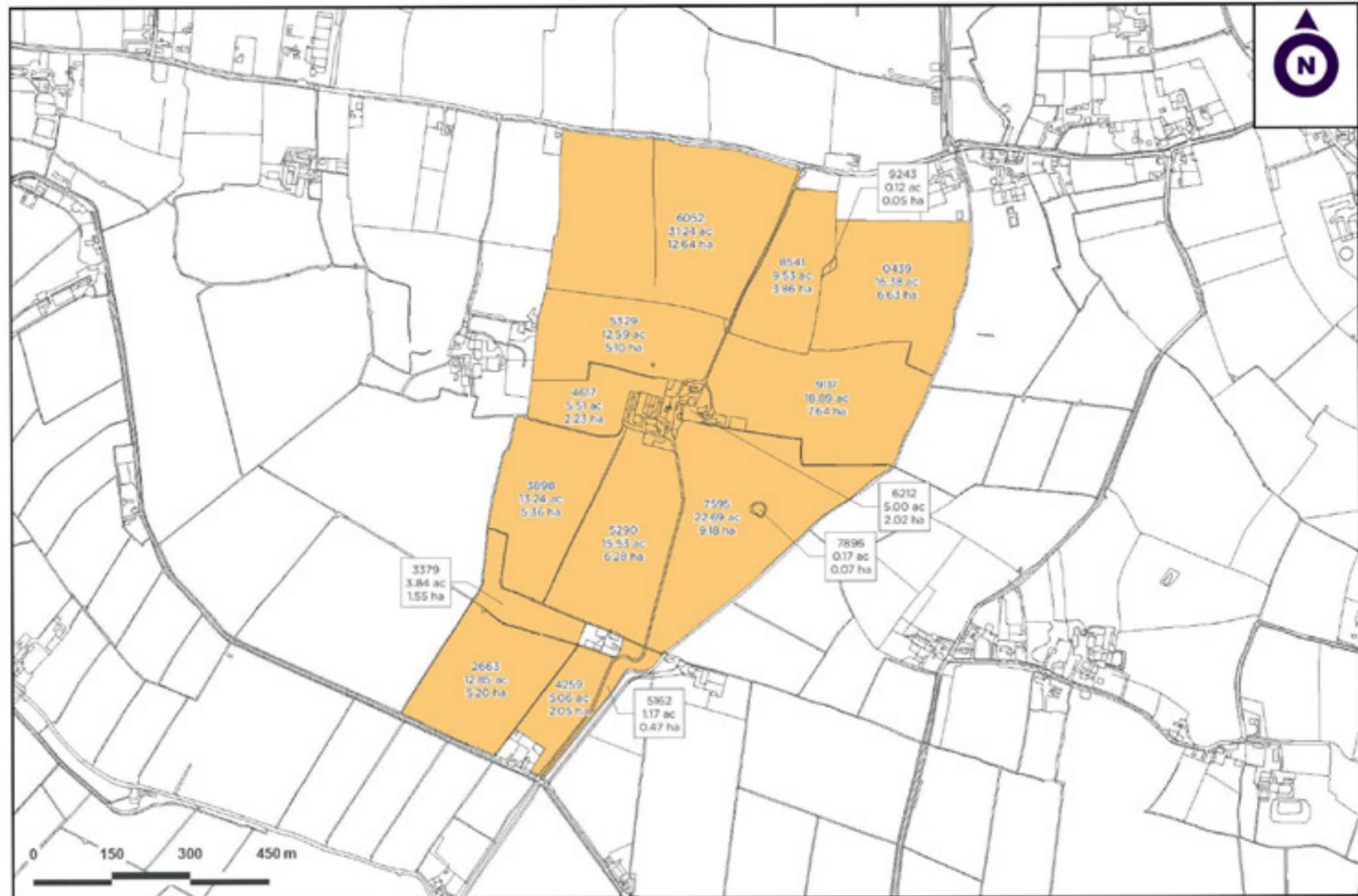
The agricultural land extends to 168.91 acres (68.31 hectares) and comprises level pasture land in conveniently sized parcels and surrounds the house and building. It is mainly classified Grade III on the Agricultural Land Classification map and is capable of growing good crops of grass. In recent years the land has been used for the grazing of cattle and sheep.

A tributary of the Cripps river runs through the East of the property.

Farm buildings

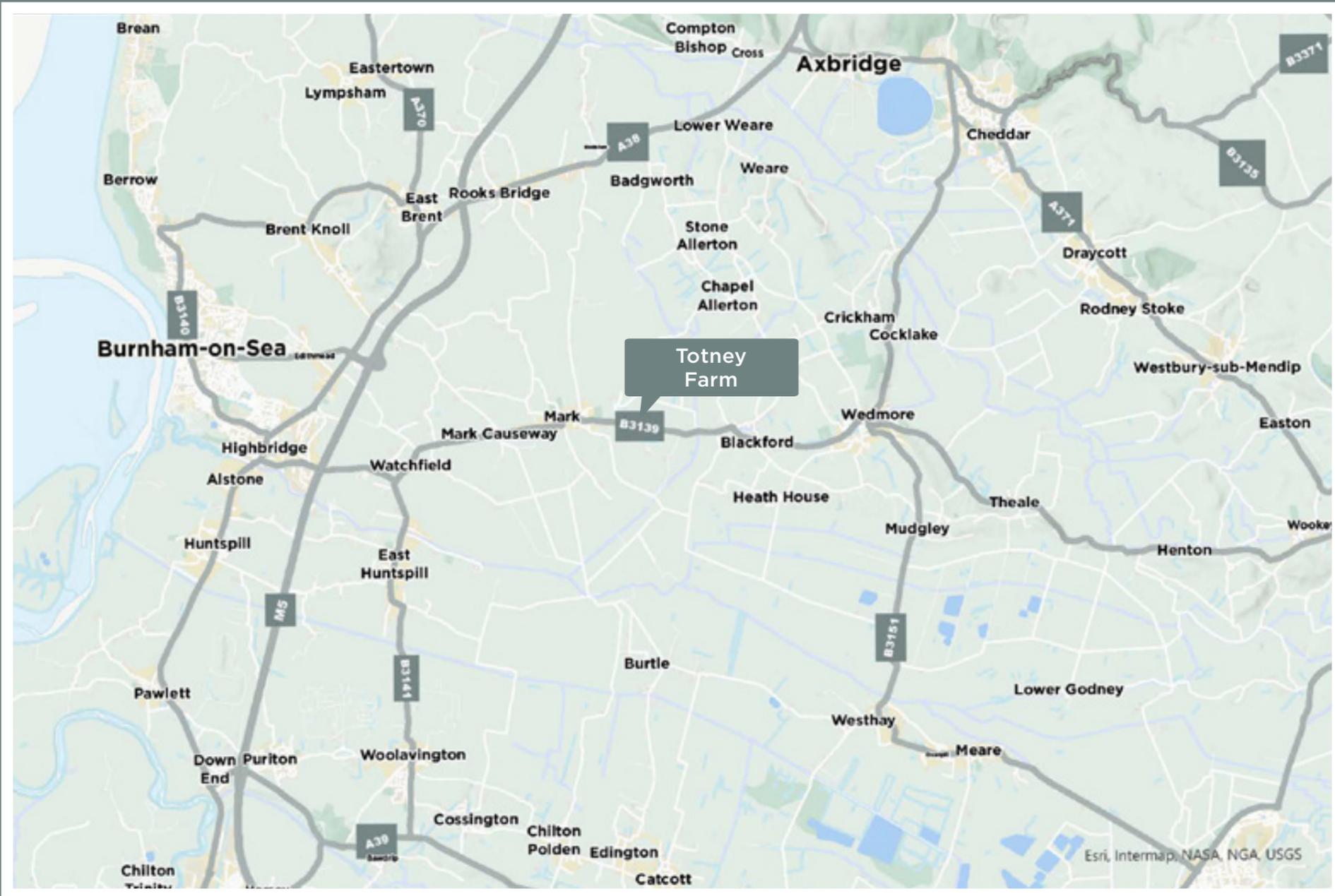
No	Building	Area	Description
A	Former Milking Parlour	11.1m x 5.5m	Block and rendered former milking parlour with fibre cement roof and adjoining dairy and collecting yard
B	Cow Stalls	22m x 10.5m	Block former cow stalls with steel and fibre cement roof
C	Stone Building	13.85m x 4.4m	Stone building with fibre cement roof
D	Cow Kennels	35.2m x 6.8m (x2)	Two timber and GI cow kennels
E	Cow Kennels	30.7m x 6.6m	Timber and GI cow kennels for 50 cows
F	Portal Framed Silage Clamp and Lean to Cubicle House	18.9m x 8.3 and 18.9m x 7m	Four bay steel portal framed covered silage clamp with lean to cubicle house
G	3 Bulk Feed Hoppers		
H	Milling Shed	6.5m x 4.45m	Milling shed with GI roof
I	Pole Barn	19.5m x 12.7	Four bay pole barn with GI roof and side cladding
J	Covered Yard and Lean to	13.11m x 6.75m and 23m x 6.2m	Three bay steel portal framed covered yard with GI roof and five bay lean to rear
K	Workshop	17.2m x 6.4m	Single storey stone workshop with slate roof, roller door and part concrete
L	Farm office	11.1m x 5.25m	Stone built garage/farm office with fibre cement monopitched roof
M	Store rooms	7.65m x 3.9m	Stone and block-built range of store rooms with clay tile roof
N	Hay store	5.55m x 4.6m	Single bay steel block and box profile hay store
O	Traditional buildings	15m x 5.21m	Traditional stone and block stables
P	Traditional buildings	15m x 4.5m	Traditional stone and block buildings





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Method of sale

Totney Farm is offered for sale by private treaty as a whole.

Tenure & possession

Totney Farm is offered freehold with vacant possession.

Basic payment scheme

The vendor has claimed the Basic Payment Scheme for 2023 and intends to retain the rights to claim the ongoing delinked payments for the remainder of the Basic Payment Scheme.

Environmental schemes

The land is not entered into any Environmental Schemes.

Planning

Three buildings (annotated A, B and C on the buildings plan) obtained class Q prior approval on the 25/05/2021. The application number is 33/21/00004. The class Q prior approval allows for the conversion to two four bedroom and one two-bedroom dwellings. A full copy of the consent and associated plans is available from the vendors agent.

The vendor is in the process of submitting a full planning application in respect of the same buildings. A copy of the application and associated plans can be obtained from the vendors agent.

Services

There is a mains water supply, mains electricity, private drainage and oil-fired central heating to the farmhouse.

Wayleaves, easements & rights of way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easement and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Sporting timber & mineral rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

Local authority

Somerset Council
www.somerset.gov.uk

Viewings

By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

Directions

From Junction 22 of the M5 take the A38 exit to Burnham on Sea/Highbridge. At the first roundabout turn right on to the A38 towards Bristol. After quarter of a mile turn first right into Harp Road towards Mark. Turn left at the next 'T' Junction and pass through the village of Mark on the B3139. After just under a mile from the village the entrance to the northern drive will be found on the right.



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