



Middle Brown Farm

Huish Champflower, Taunton, TA4 2EL
FOR SALE BY FORMAL TENDER





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Huish Champflower, Taunton, TA4 2EL**

FOR SALE BY FORMAL TENDER

**TENDERS TO BE RECEIVED BY
5pm ON TUESDAY, 22nd SEPTEMBER 2020**

Available in 3 Lots or as a Whole

**An excellent opportunity to purchase Middle Brown Farm
with additional land.**

Lot 1

Middle Brown Farmhouse, together with 3.5 Acres.
Grade II Listed Farmhouse requiring complete refurbishment
and modernisation

Lot 2

16.2 Acres Pasture

Lot 3

22.3 Acres Pasture and Amenity Land

Viewing by appointment only through Sole Agents

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT

Tel 01643 841841. Email: exmoorfarmers@btconnect.com

Website: www.exmoorfarmers.co.uk



Introduction

Middle Brown Farm comes to the market for the first time in many years. The sale of the property provides potential purchasers with an exciting opportunity to acquire an attractive farmhouse in a lovely rural setting, with the opportunity to refurbish and modernise throughout. There are two separate lots of additional land available by tender, giving purchasers the opportunity to increase the size of their holding.

Middle Brown Farm is situated just outside the Exmoor National Park boundary, near the village of Huish Champflower. The property is well located on Brown Lane, being the council road between Raleigh's Cross and Huish Champflower. A lovely rural setting whilst still being accessible, with the popular town of Wiveliscombe being approximately 6 miles away with schools, shops and daily necessities. The county town of Taunton is some 18 miles away and offers a full range of facilities, together with fast rail links to London and the M5 motorway. International airports situated at Bristol and Exeter. There is an excellent range of recreational facilities in the area, being near the Exmoor National Park with its walking, riding and many other attractions. The beaches and coast of West Somerset and North Devon are within reasonable distance.

Lot 1

Middle Brown Farmhouse, traditional buildings and paddock

Farmhouse

A traditional detached Grade II Listed Farmhouse full of character and features, requiring complete refurbishment and modernisation. Currently configured with 5 bedrooms, being principally stone-built with rough cast render to the walls under a corrugated asbestos roof. Accommodation is arranged over two floors as follows: On the ground floor side door at the west end of the house gives access to the **kitchen**, with stone floor, feature kitchen fireplace with sink and beams. Short passage to the **dining room**, with large feature fireplace containing storage/cupboard area to one side. Attractive window facing to the front elevation with window seat, large understair cupboard and additional built-in storage cupboards. Door to **front hallway** leading to **sitting room** with fireplace and side storage cupboard, window to front elevation with seat.

At the rear of the house is found a **utility room**, **shower room** with WC and a **storage area**. On the first floor the main bedroom is situated at the east end of the house, with an adjacent eaves storage area and possible rear stairway. There are currently **4 further bedrooms**; being 1 double and 3 single rooms; access from a landing at the rear of the house.



Traditional Buildings

Attached to the farmhouse on the east side is a single storey barn, stone-built with slate roof, formerly cow stalls and storage areas. A larger traditional stone-built with slate roof barn situated to the side of the farmhouse, with adjoining further livestock/storage building, part galvanised sheeted roof. These barns require extensive refurbishment, but give an opportunity for a variety of uses such as livestock, storage or other uses (STP). To the side of the farmhouse is a stone barn which is accessed from the road and has been used as a garage.

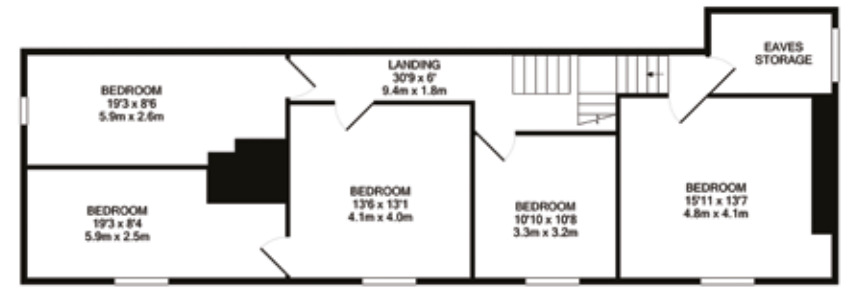
The area in front of the farmhouse forms a natural garden or yard enclosure. There is a side garden to the farmhouse and an area to the rear of the property also.

The paddock in front of the farmhouse and buildings is approximately 3.5 acres, being permanent pasture. The hedge on the south side will belong with the paddock and the purchaser will be required to erect a sheep netting stock fence on the inside of the boundary for its full length.



TOTAL APPROX. FLOOR AREA 3256 SQ.FT. (302.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lot 2

16.2 Acres Pasture

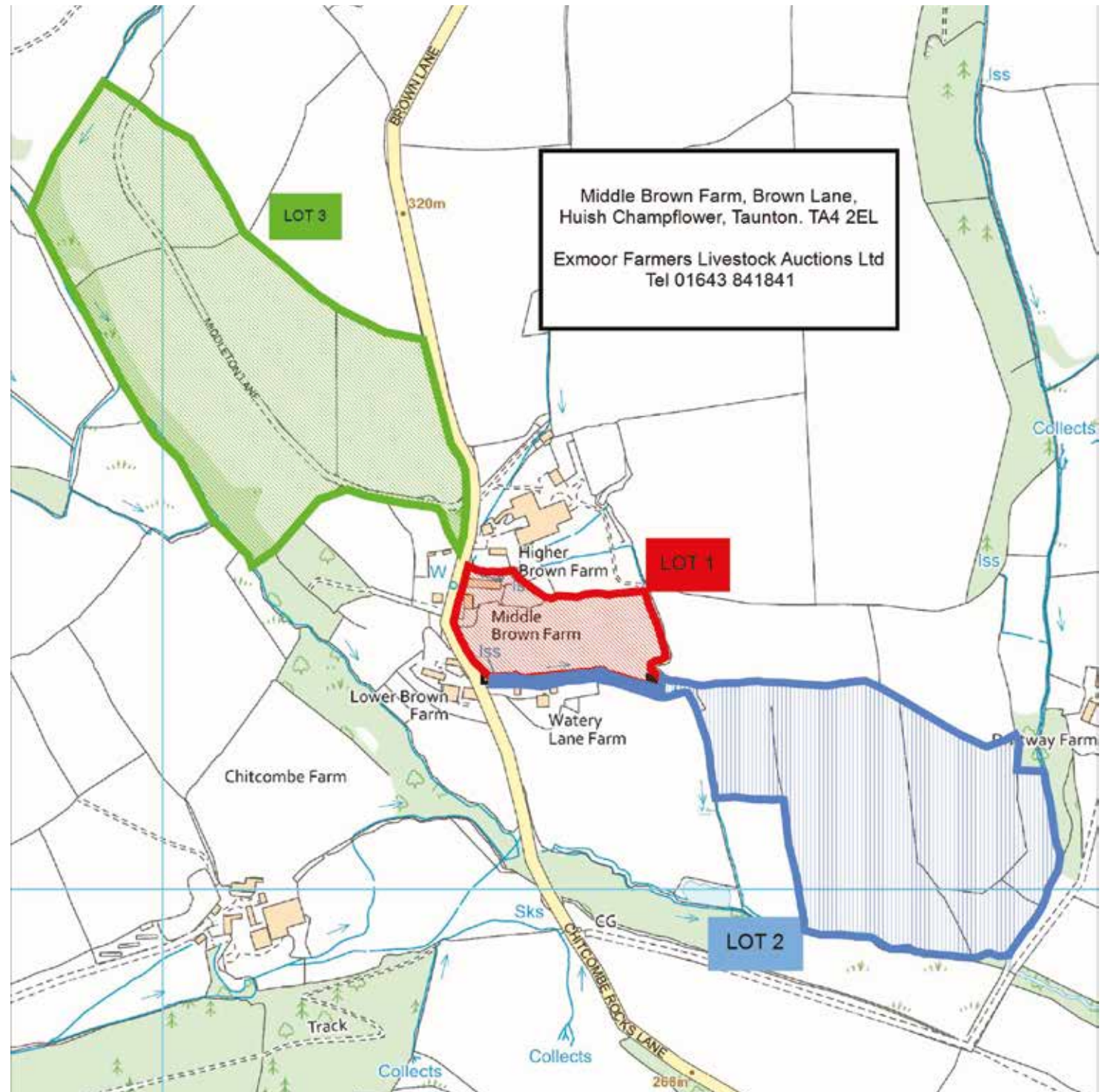
Lot 2 comprises an attractive area of pastureland in total 16.2 acres lying to the south east side of Middle Brown Farm, with access through Watery Lane. The land is edged blue on the attached plan and has the benefit of natural water supply.



Lot 3

22.3 Acres Pasture and Amenity Land

Lot 3 in total is 22.3 acres, being 5 principal pasture fields with some areas of wood/amenity land. Lot 3 is situated to the west side of Brown Lane and has the benefit of natural water supply and road access.



General Remarks

Formal Tender

The property is offered for sale by Formal Tender in 3 lots or as a whole. Prospective purchasers must submit their offer by Tuesday, 22nd September 2020 before 5 pm, to the sole agents Exmoor Farmers Livestock Auctions Ltd. A formal tender means the successful bidder, which may not necessarily be the highest bidder, is deemed to have exchanged contracts at the point the bid is accepted. A formal tender pack, produced by the vendor's solicitor, is available from the agents at a cost of £40 inc VAT. Prospective purchasers should make themselves aware of the contents of the pack and take independent legal advice should they need to, as at the point of tender 10% deposit is required to be returned with the tender form in writing.

Seller's solicitors: Messrs Maitland Walker LLP, 22 The Parks, Minehead, Somerset, TA24 8BT. Tel 01643 707777. Email hilary.coles@maitlandwalker.com

Tenure and possession

The property is freehold, with the benefit of vacant possession upon completion.

Services

Mains electricity connected to the farmhouse. Private water supply and drainage. In the event of the property being sold in lots, adequate provision will be made for the appropriate easements and rights of water supply.

Outgoings

Council Tax Band F

Fixtures and Fittings

All fixtures and fittings unless specifically referred to within these sale particulars are otherwise excluded from the sale. Prospective purchasers should be aware that any items left in the buildings at the time of completion are deemed to be left for the benefit of the purchaser.

Directions

From Taunton follow the A358 towards Minehead. After 3.9 miles turn left onto the B3224. Following this road for approximately 9 miles (cross straight over at Elworthy Burrows). Shortly after Raleigh's Cross Inn, turn left into Brown Lane; at the fork bear right and the property will be found on the left hand side after approximately 2½ miles.

Basic Payment Scheme

Basic Payment Scheme Entitlements for the relevant areas of land will be included in the sale and the vendors agree to use their best endeavours to transfer the entitlements to the purchaser, subject to Rural Payment Agency rules at the appropriate time.

Rights of Way, Easements and Wayleaves Etc

The property is offered for sale subject to and with the benefit of all matters contained or referred to in the Property and Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these are specifically referred to or not.

Sporting Rights

Hunting and shooting rights are in hand.

Local Authority

Somerset County Council, County Hall, Taunton, TA1 4DY. Tel 0300 123 2224.
Somerset West & Taunton Council, West Somerset House, Killick Way, Williton, Taunton, TA4 4QA. Tel 0300 304 8000.

Viewing

Strictly by appointment with Exmoor Farmers Livestock Auctions Ltd. Prior to making an appointment to view, we strongly recommend you discuss any particular points that are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Town & Country Planning

Middle Brown Farm is Listed Grade II, being of architectural or historic interest. Further details available from the agents or on the Historic England website.



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LANDMARK INFORMATION

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