



FOR SALE

Farmstead with Residential Development Opportunity

Moon Lane, North Petherton TA6 6NP

Guide Price £400,000 - £450,000



DESCRIPTION

A fantastic opportunity to acquire an existing farmstead development, comprising an existing cottage with amenity space, together with various barns and agricultural buildings, including a Dutch barn.

The site is located within a beautiful rural setting and offers an exciting opportunity to implement the redevelopment scheme secured in 2025, providing 3 No. new residential dwellings with amenity space, parking and garage provision, or alternatively to retain the existing farmstead.

The site also includes part of an existing paddock field, included within the area for sale.

LOCALE

The Farmstead is situated on Moon Lane, within the North Petherton parish in open countryside, just 5.6 miles south of Bridgwater and 6.4 miles north east of Taunton.

North Petherton benefits from good access on to J24 of the M5 motorway and has an array of local amenities including a pharmacy, convenience store, pubs, restaurants and takeaway premises, in addition to church, school and children's play area.

SITE

The whole site is 2,874m² (0.71 acres) in total, being sold as seen and as shown outlined in red.

SERVICES

No detailed service enquiries have been made but we understand main services are available on site due to the existing residential dwelling including electricity and water.

Prospective Purchasers are required to make their own enquiries regarding the availability and capacity of additional services if pursuing the development opportunity.

METHOD OF SALE

The Vendors own the Freehold of the site being offered for sale which is registered with Land Registry under the title numbers ST319851 and Part ST319850.

The site is being offered for sale by way of private treaty.

PRICE

We are seeking a guide price of £400,000 - £450,000. Offers to be on a non-conditional basis.

VAT

The VAT position in relation to this property is currently being confirmed. Prospective purchasers should satisfy themselves as to the VAT treatment of any transaction by making their own enquiries.

LEGAL COSTS

Each party will be responsible for their respective legal costs.

OVERAGE

An overage provision to be put in place for the land, to be reflected in the contract for sale, if the prospective Purchaser is to pursue a development with additional residential dwellings, beyond that of which has been granted in the Planning consent application 37/24/00039.

GROUND CONDITIONS

No ground report has been prepared and prospective Purchasers must satisfy themselves regarding any required ground investigations.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

The Vendor will retain a right of access through the site to access the land behind. Further details can be provided on request.

PLANNING

Planning Permission secured in October 2025 for the redevelopment of this Farmstead, to include the demolition of an existing barn and erection of new dwelling, replacement of existing farm cottage with new dwelling, conversion of the agricultural Dutch barn for a residential dwelling and provision for access and garage within the consent granted - application 37/24/00039.

Details can be found via the Somerset Planning website or can be sent electronically on request.

COMMUNITY INFRASTRUCTURE LEVY

Prospective Purchasers should make their own enquires regarding CIL payments which may fall due although current liability has been confirmed at £0.00 - copy documentation can be provided.

ANTI MONEY LAUNDERING

A prospective Purchaser will be required to provide relevant photo ID and proof of address to comply with current regulations.

IMPORTANT NOTICE

There particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

VIEWINGS

Strictly by appointment through the agents. All viewings to be accompanied.

LOCATION



A38, A39, M5 (Junctions 23 & 24)



6.6 miles north-east of Taunton



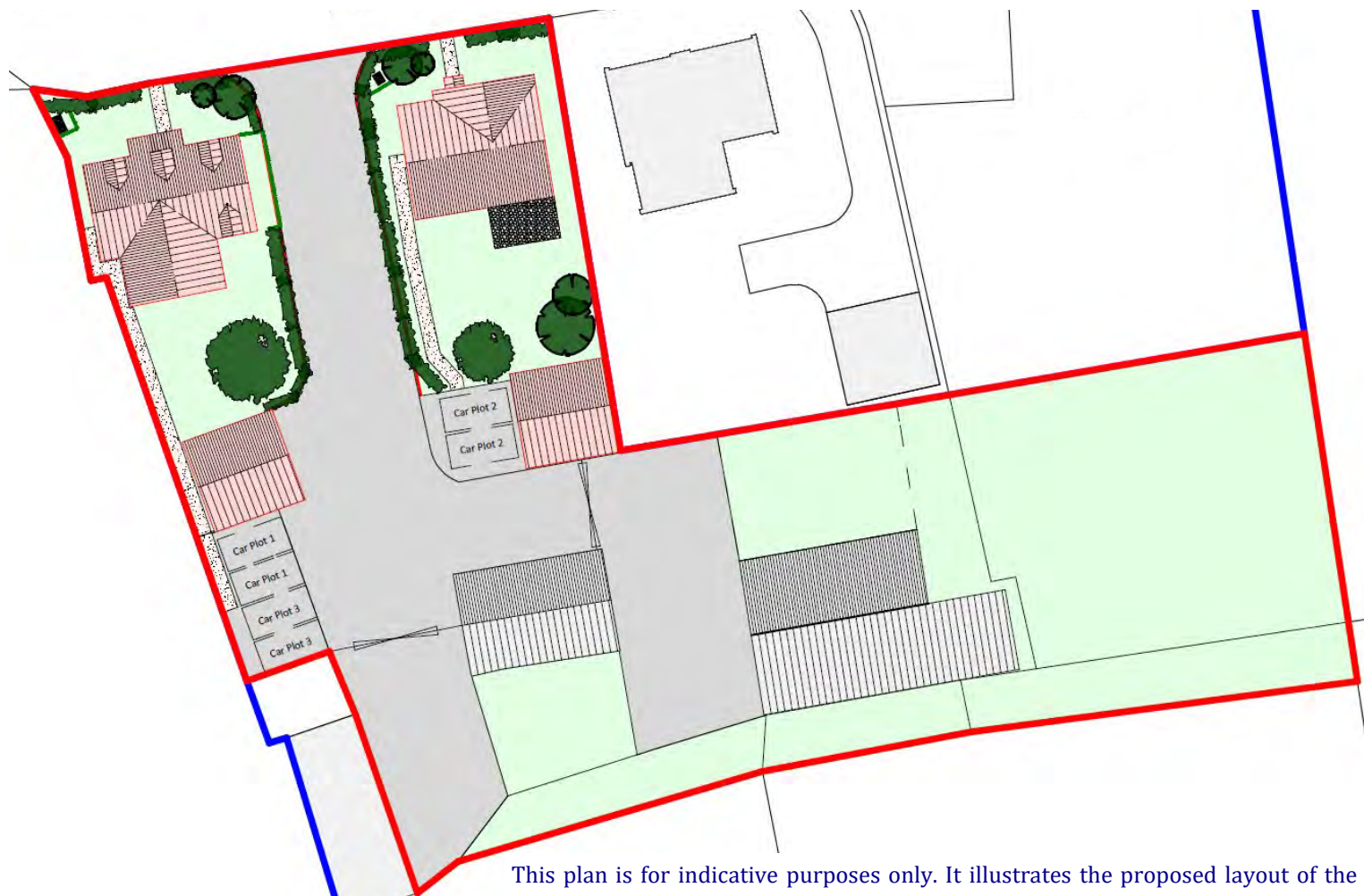
5.3 miles south of Bridgwater Railway Station

5 miles south of Bridgwater



31 miles south-west of Bristol Airport

42 miles south-west of Bristol



This plan is for indicative purposes only. It illustrates the proposed layout of the site as submitted under application 37/24/00039, granted in October 2025, for the development of 2 No. dwellings and the conversion of the Dutch barn.



