



Common Farm, Huntspill Road, Highbridge, Somerset, TA9 3DE



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# Common Farm, Huntspill Road, Highbridge, Somerset, TA9 3DE

Offers Invited

Common Farm presents an exciting and rare development opportunity to acquire circa 3.81 acres of land which was previously part of a scheme with planning permission (now lapsed) granted for sixty new homes in Highbridge, Somerset. The site is accessed via a shared private road (the vendor's solicitor has advised that the site has an unrestricted right of access. The right is contained in a deed and it does not limit its use) and the existing buildings comprise of a five-bedroom detached house, various outbuildings which include garaging, a detached workshop, and a light industrial unit. The property is located on the level surrounded by mature trees, hedging and areas laid to lawn. Common Farm is excellently positioned in the Somerset town of Highbridge, a small former market town situated on the edge of the Somerset Levels. Highbridge is located within easy reach of the M5, offering excellent transport links to Bristol and Taunton, and a mainline railway station and superb bus routes are also close by, supplying additional transport links. The coastal town, Burnham-On-Sea, is a short drive away, which offers a vast variety of supermarkets and amenities and the popular seafront which is a popular tourist attraction throughout the summer. Please note the light industrial unit is currently tenanted however the property will be sold with vacant possession. Commercial EPC Rating C53, Residential EPC Rating F30, Council Tax Band F, Business Rates may apply.

- A superb development opportunity which was previously part of a scheme with planning permission (now lapsed) granted for sixty new homes
- An existing five-bedroom detached, freehold house
- Various outbuildings including garaging, detached workshop and a light industrial unit
- Circa 3.81 acres
- Accessed via a private road (the vendor's solicitor has advised that the site has an unrestricted right of access) with excellent road frontage onto Huntspill Road
- Within reach of local amenities and well placed with good transport links
- Commercial EPC Rating TBA, Council Tax Band F







## Accommodation

### Access

On approach to the property there is a tarmac private road (the vendor's solicitor has advised that the site has an unrestricted right of access. The right is contained in a deed and it does not limit its use) with an opening leading to an area laid to gravel.

### House

A five-bedroom detached property.

### Garaging

Two double garages with up and over garage doors, inspection pit,

### Workshop / Storage

Accessed via double timber doors, cloakroom facilities, boiler cupboard.

### Workshop

A detached brick-built workshop, with double timber doors, door to side for access.

### Industrial Unit

Positioned and accessed from the private entrance road, currently let however sold with vacant possession.

### Land

Presented over circa 3.81 acres, a level, enclosed parcel of land with a neighbouring industrial site and residential development site, mature trees, shrubs, hedging, and areas laid to lawn.

### Services

Mains water, mains power, mains drainage, oil fired heating.

### Tenure

Freehold.



















**Area: Circa 3.81 acres  
(1.542 ha)**

**Access Point**

**Common Farm**

Ruin

Premier Business Park

Filling Station

The Old Creamery

Old Police Station

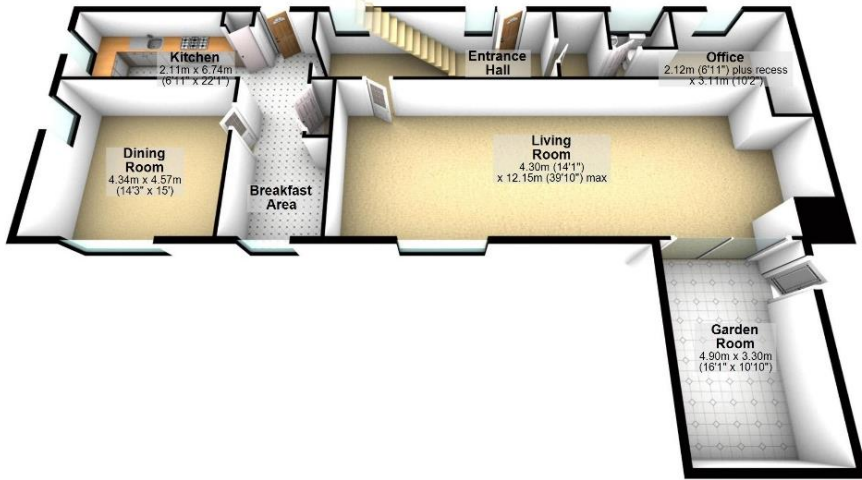
Alstone House

ESS

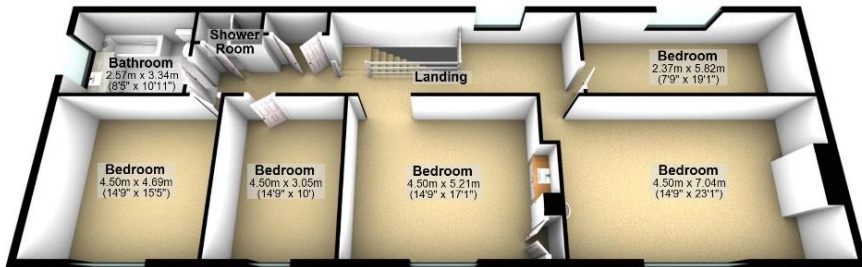
Pedwa Barns



Ground Floor



First Floor



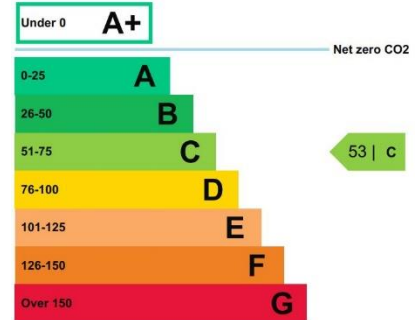
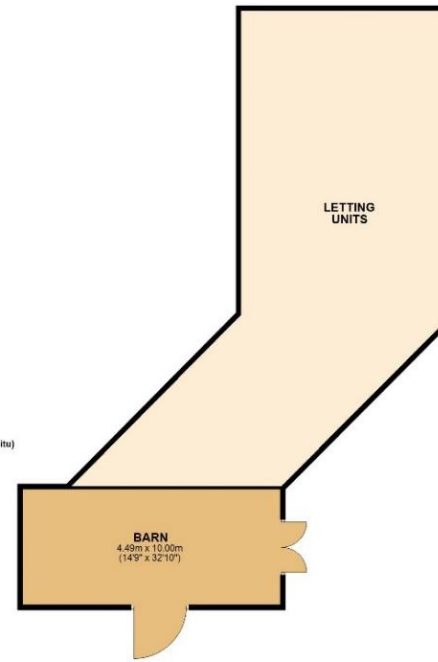
Total area: approx. 294.2 sq. metres (3167.1 sq. feet)



OUTBUILDINGS (not in precise situ)



Total area: approx. 325.2 sq. metres (3500.9 sq. feet)



Address: Common Farm, Huntspill Road, HIGHBRIDGE, TA9 3DE  
RRN: 9290-5360-0322-4223-3923

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			86
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F		30	
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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