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Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural







Bluebell Barn, Mill Farm Mill Lane, Misterton, TA18 7RZ

Auction Guide £200,000



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This exceptional building plot on Mill Lane presents a unique opportunity for those looking to create their dream home. The plot is being offered for sale by private open auction, making it an exciting prospect for a variety of buyers. This building plot offers ample space for a bespoke residence, allowing you to design a home that perfectly suits your lifestyle. With the potential for modern living in a serene environment, this is an opportunity not to be missed.





Property Details

- For Sale by Auction
- Full Planning Permissioin
- Dutch Barn Style
- Total area approx 2 acres
- 5 Bedrooms
- Rural setting

The Property
An exciting opportunity to acquire a generous building plot extending to approximately 2 acres, situated on the edge of the popular village of Misterton, with full planning permission for the construction of an impressive five-bedroom detached Dutch-style barn. Bluebell Barn, Plot 5, forms part of an exclusive development of just five individual homes at Mill Farm. The approved plans provide for a substantial two-storey residence, together with garaging, private parking and generous gardens, offering the purchaser the opportunity to create a bespoke country home in an attractive rural setting.

The plot benefits from mains water and electricity, with private drainage to be provided by way of a water treatment plant.Planning Reference: Somerset Council 25/00839/FUL.

In Summary
An increasingly rare opportunity to acquire a substantial building plot with full planning permission for an impressive five-bedroom country residence, occupying an attractive position on the edge of a highly regarded village and surrounded by the beautiful Somerset countryside.
LOCATION
Misterton is a well-regarded village set within the attractive countryside of South Somerset, close to the Dorset border. The village has a good range of local amenities, including a public house, parish church, village hall, garage and filling station, tennis club and railway station on the Exeter–Waterloo line. The surrounding countryside is particularly appealing, with a network of footpaths and bridleways providing ample opportunity for walking, riding and enjoying the landscape.

The market town of Crewkerne is approximately two miles away and offers a good range of independent and high street shops, together with Waitrose and Lidl supermarkets, cafés, restaurants and public houses. The town also provides a library and leisure centre with swimming pool, while its mainline railway station offers direct services to London Waterloo in approximately two and a half hours, Salisbury in around one hour and Exeter in approximately 50 minutes.Yeovil, just over nine miles away, provides a wider range of commercial and leisure facilities, including major supermarkets, retail parks, theatre, cinema, bowling, leisure facilities and a large hospital.The county town of Taunton and the cathedral cities of Exeter and Wells are all within



comfortable reach, offering an extensive choice of shopping, restaurants, cultural attractions and leisure pursuits. Bath and Bristol can both be reached in approximately 90 minutes by car. The Jurassic Coast, with its beautiful beaches, dramatic coastline and celebrated coastal walking routes, is also readily accessible, approximately 30 minutes away.

Services Mains electricity and water. Private drainage.
Local Authority Somerset Council

Viewings Strictly by appointment through Vicary & Co.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

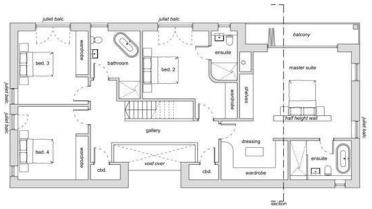
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

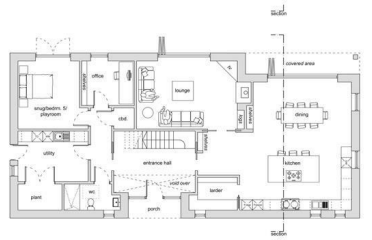
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents Note
The photographs are of a artists impression of the eventual property.



First Floor Plan (148m²)

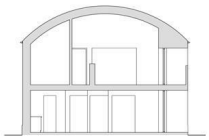
Scale 1:100



Ground Floor Plan (153m²)

Scale 1:100

0 1 2 3 4 5 10 metres



Typical Section

Scale 1:100

GENERAL NOTES:

1) do not scale from this drawing except for planning purposes
2) all dimensions to be checked on site by the contractor
3) report all omissions and/or errors to R Collins Architects
4) all dimensions in millimetres unless otherwise stated
5) if in doubt contact administrator for clarification
6) all drawings are copyright of R Collins Architects.

REV	DATE	DESCRIPTION
A	05.06.24	living room enlarged and bi-fold doors incorporated
B	11.06.24	entrance hall enlarged
C	12.06.24	dog leg in entrance hall omitted, window enlarged in bedroom 2
D	15.06.24	site plan removed from drawing sheet
E	18.02.25	Window in bedroom 4 repositioned
F	25.03.25	section added

JOB TITLE

Proposed Dwelling

Mill Farm, Misterton

DRAWING TITLE

Proposed Floor Plans

First issued	23/08/24
Scale	1:100 @ A2
Job code	RCA24_019
Status	Planning
Drawing number	P200
Revision	F

RCollins ARCHITECTS LTD

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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