



Charlton Orchards

| Taunton, Somerset

| **Carter Jonas**

**Charlton Orchards
Charlton Road
Creech St. Michael
Taunton
Somerset
TA3 5PF**

A commercial apple orchard and horticultural holding serviced by a range of predominantly traditional farm buildings and a 4-bedroom cottage.

The holding comprises enclosures of long-established apple orchards together with smaller plots used for growing vegetables, soft fruit and flowers.

In total, extending to 40.38 acres.

The property is offered for sale as a whole or in two lots by private treaty.



Location

Charlton Orchards are located in a semi-rural location lying with the small hamlet of Charlton, approximately 0.8 miles to the southeast of the village of Creech St. Michael and adjoining the Bridgwater & Taunton Canal.

Approximately 5 miles northeast is the centre of Taunton, the county town of Somerset which offers a wide range of day to day facilities including supermarkets, surgeries, numerous shops and restaurants.

Junction 25 of the M5 motorway can be accessed approximately 3.5 miles to the southwest.

There is a regular train service from Taunton to Bristol, the Midlands, or London Paddington.

There are an excellent range of state and independent schools in the area including Taunton School, Kings College, Queens College and Wellington School.

The area is renowned for a range of equestrian and sporting activities including racing at Taunton and Exeter, golf is available at Burnham-on-Sea, Enmore and Oake.

There are numerous shoots in the locality.

Lot 1

Comprising the agriculturally tied cottage, a range of traditional buildings and a small parcel of land. Lot 1 extends to 3.87 acres.

The Cottage

The Cottage lies in the southeastern corner of the main range of farm buildings and is accessed from the main yard.

Comprising a 4-bedroom detached dwelling of render and colourwash elevations under a clay tiled roof.

The Cottage was converted from a former traditional outbuilding about 60 years ago, subject to an agricultural occupancy condition.

The accommodation comprises on the ground floor of entrance hall with stairs leading to first floor. Sitting room with open fireplace and French door to outside. Door to office and double-glazed sliding doors to terrace. Inner hall. Ground floor bathroom. Kitchen/dining room, dual aspect room with a range of fitted kitchen units and rear hall with back door off.

The first floor landing leads to four double bedrooms, cloakroom with WC and storage box room.

Outside to the west is a small enclosed courtyard style garden area and to the east, a lawned garden which runs down to the meet the canal on the eastern boundary.

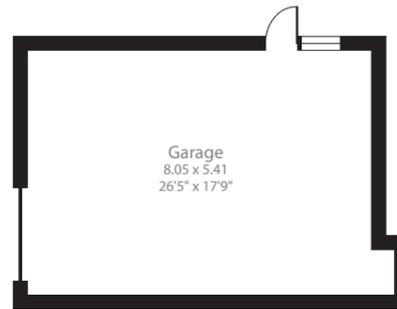
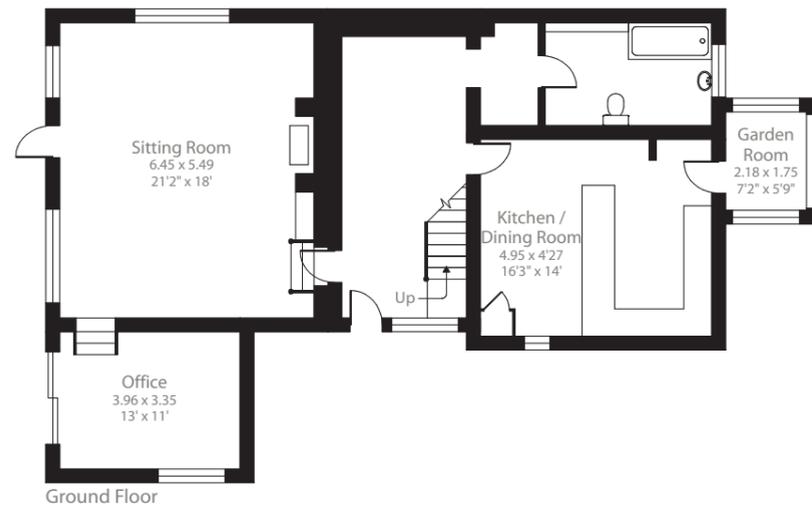
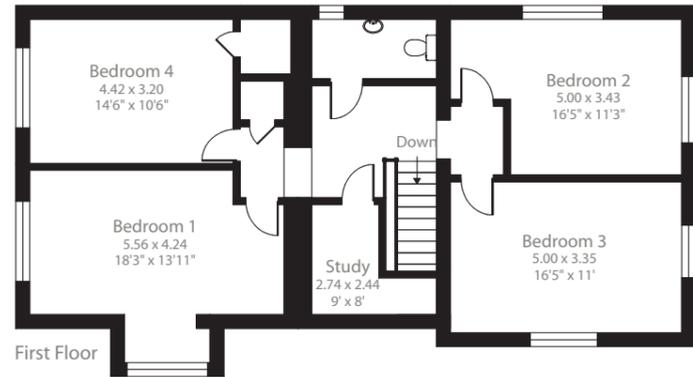


Floor Plan

The Cottage Charlton Orchards

Garage:
448 Sq Ft / 41.6 Sq M

Total:
2713 Sq Ft / 252 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Buildings

The buildings lie on the southern edge of the holding and comprise predominantly traditional stone built farm buildings with some more modern structures.

Access to the buildings and cottage is via a driveway leading from the public highway to the west.

The buildings form a courtyard around a central concrete and hardened area.



Buildings

No.	Name	Area (m)	Short description
1	Workshop	5.40 x 2.85	Stone, brick and tile construction. Concrete floor.
2	Staff room	5.40 x 2.96	Stone, brick and tile construction. Concrete floor. Windows to front and rear.
3	Apple shed and shop	27.80 x 5.40	Stone, brick and tile construction. Concrete floor, painted stone walls, power and lighting, windows to front.
4	Store	7.71 x 5.40	Stone, brick and tile construction. Part paved and part concrete floor. Up and over door to side, pedestrian door and windows to side.
5	Mono-pitch store	7.95 x 4.40	Open fronted with part brick and render elevations. corrugated fibre cement roof. Earth floor.
6	Pole barn	15 x 2.5	Mono-pitch corrugated fibre cement roof.
7	Traditional barn	10.30 x 9.70	Stone and block construction. Pitched pantile roof. Double timber doors to front. Power and lighting. Concrete floor.
8	Lean-to		
9	Lean-to brick built store	4.5 x 4.30	Corrugated fibre cement roof. Concrete floor.
10	Traditional barn housing cold stores	14.75 x 7.2	Former threshing barn of stone construction beneath a clay pantile roof. Double timber doors to front. Concrete floor. Housing two cold stores.
11	Engine house	3.65 x 3.05	Brick constructed lean-to. Mon-pitched corrugated fibre cement roof. Concrete floor.
12	Cold store	6.58 x 5.40	Timber frame. Cladding to walls. Felt roof.
13	Pig sty	6 x 2	Brick and fibre cement.



Lot 2 - Comprising an area of 36.5 acres

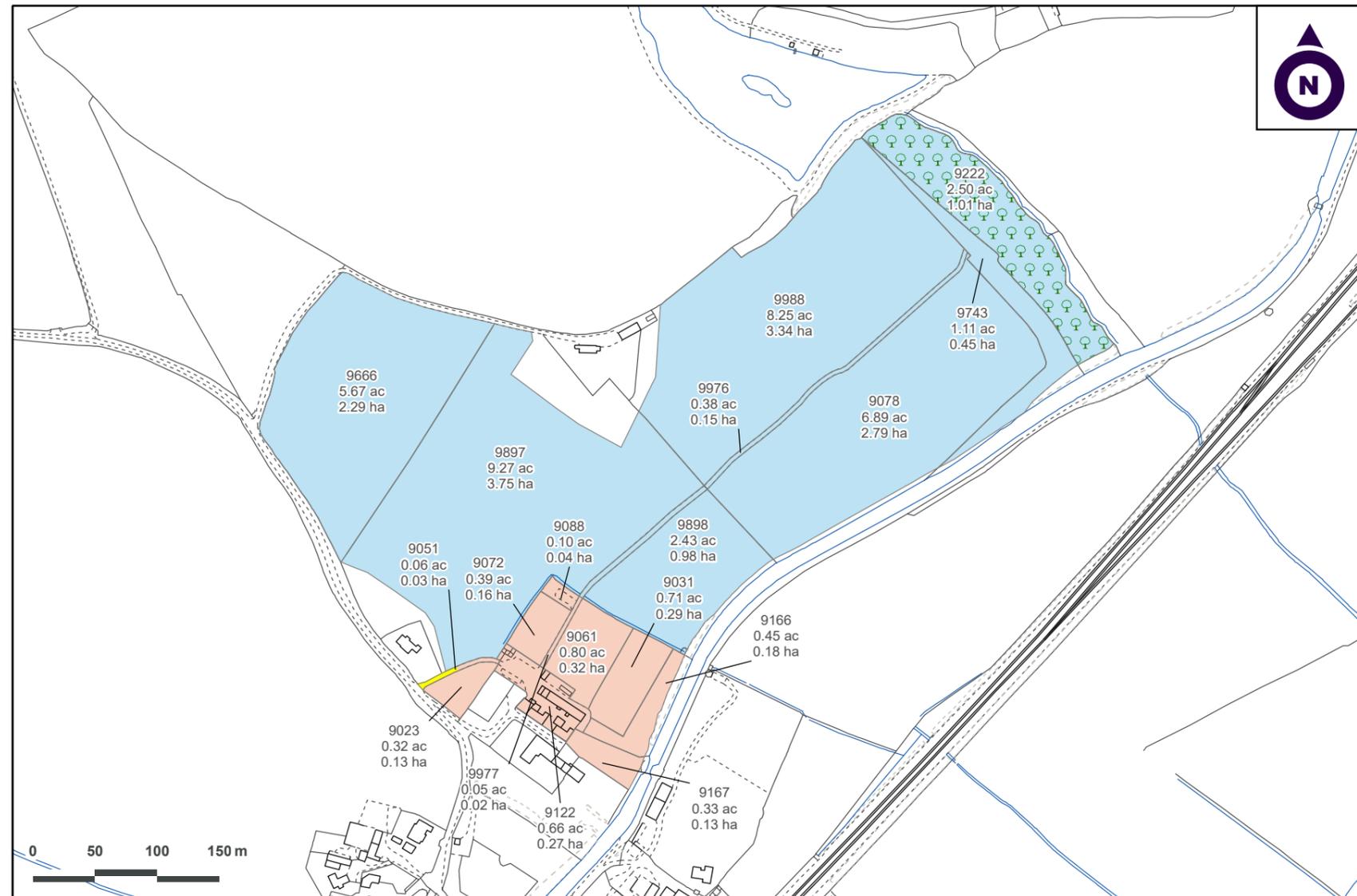
Comprising mainly established apple orchards together with some parcels and plots used for the growing of vegetables, soft fruit and flowers.

The orchards, which offer numerous popular varieties including Cox's Orange Pippin, Bramleys and Adam's Pearmain, have operated on a commercial basis for a number of years.

Access to lot 2 is via a right of way over the entrance drive shown yellow on the plan.

On the eastern boundary, approximately 2.5 acres known as 'The Leggar' is managed as a habitat reserve and comprises a mix of native broadleaf species and shrubs.





Method of Sale

Charlton Orchards is offered for sale by private treaty as a whole or in two lots.

Tenure & Possession

Vacant possession is available upon completion.

Services

The cottage is serviced mains electricity, mains water and a private drainage system.

Mains electricity is connected to the buildings.

Wayleaves, Easements, Covenants & Rights of Way

The property is being 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 other rights and obligations, easements and quasia easements 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.

Should Lot 2 be sold separately to Lot 1, a right of access into the orchards of Lot 2 will be granted over the section of entrance drive shown yellow on the plan within Lot 1.

Land plan

- Lot 1
- Lot 2

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property. It is requested to wear supportive footwear for viewings and potential purchasers are advised to be conscious of potentially uneven and slippery ground surfaces.

Overage

Lot 1 will be sold subject to an overage in respect of planning permission for residential development. Should permission be granted within a period of 25 years from completion of the sale, the vendors will be entitled to 25% of the uplift in value as a result of the permission.

EPC Ratings

The EPC rating of the property is E.

Planning

There is an agricultural occupancy condition on the cottage. Further information available from the agents.

Council Tax

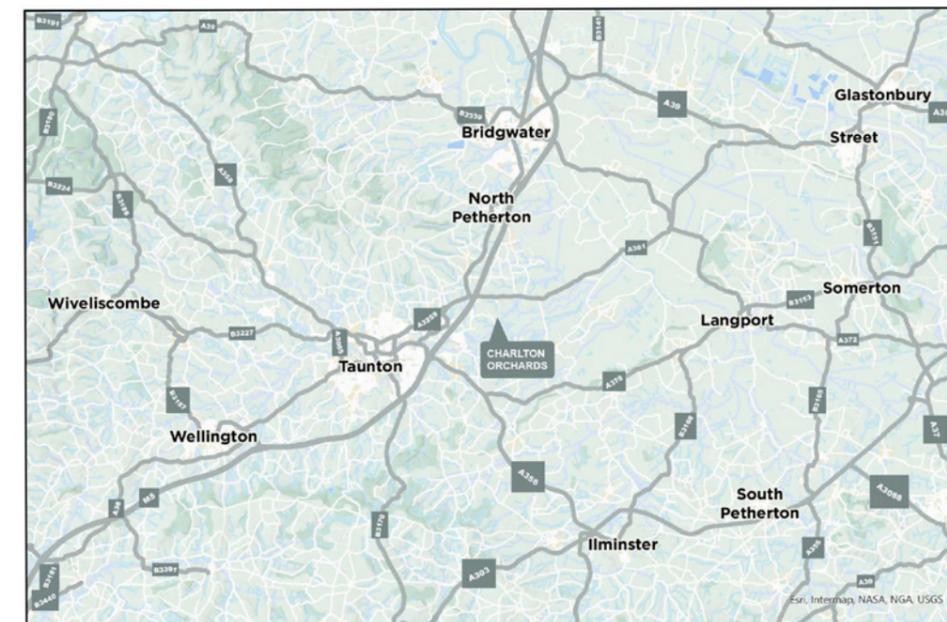
Band: E

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.



Directions

From the A361 (Glastonbury Road) turn onto Creech Heathfield Road (signed to Creech St. Michael). After about 0.8 miles, turn left onto Charlton Road. Follow the lane for about 1 mile and the sign for the entrance to Charlton Orchards will be on the left hand side.



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Taunton

01823 428 591 | david.hebditch@carterjonas.co.uk
01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

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