

## Stoney Stoke

£ 3,250,000

📍 Stoney Stoke, South West

### Description

Description Stoke Farm is a well positioned ring fenced farm with planning permission (Ref 14/04839/FUL and 07/05533/FUL) for an attractive spacious five bedroom family farmhouse which will benefit from outstanding views across to Alfred's Tower and south into Dorset.

The proposed farmhouse has been designed by Mark Watson of Watson, Bertram and Fell Architects and has been sensitively conceived to reflect the local vernacular. Walls will be faced with natural stone. The roof will be finished with plain clay tiles with two rows of stone tiles at the eaves course.

The total floor space of the proposed farmhouse with adjoining garage and barn will be 6,316 sq ft. The proposed dwelling will be surrounded by native hedgerow and trees which will demarcate the curtilage to the property. To the north a small orchard of apple trees will filter the views of the agricultural buildings.

A part of the planning application is the replacement of agricultural buildings with a single agricultural building. The proposed single agricultural building will measure 42.75m x 41.5 m and 9m in height to the ridge line.

Further details of the consent and Section 106 documents are available from the vendors agents. Alternatively all related documents can be viewed on <http://www.southsomerset.gov.uk/planningdetails/?id=1404839FUL>

#### Buildings

The agricultural buildings are located centrally within Stoke Farm with extensive concrete yards and comprise:

1. 8 bay steel portal framed covered silage clamp. Part concrete block, part sheeted elevations under a sheeted roof with concrete floor currently used as a general purpose building.
2. Former parlour, cubicles buildings and cattle sheds of steel portal frame construction. Under the planning permission granted these buildings will be replaced by a single building measuring 42.75m x 41.5 m and 9m in height to the ridge line. Further details are available from the vendors agents.
3. Steel portal frame 7 bay open fronted Hay Barn. Under a fibre cement roof with part concrete block part fibre cement walls.

#### Keepers Lodge and Hawthorn Lodge

Located at the entrance to the farm, Keepers Lodge and Hawthorn Lodge are two detached bungalows subject to Agricultural Occupancy Conditions and Section 106 Agreement.

Both cottages have large gardens and are currently let on Assured Shorthold Tenancy Agreements.

#### Land

218.51 acres of land at Stoke Farm is Grade 3 and down to grass divided by mature hedges. The land is currently grazed by a flock of 1,000 sheep.

In 2008 the vendor was granted permission for the deposit of soil and reprofiling of land for agricultural purposes, within Quarry Field, for inert, uncontaminated, naturally occurring excavated

material. Further details are available from the vendors agents.

#### Planning

The planning application reference number for the house is Ref 14/04839/FUL and 07/05533/FUL.  
<http://www.southsomerset.gov.uk/planningdetails/?id=1404839FUL>

The planning for the deposit of soil and reprofiling of land for agricultural purposes, within Quarry Field is 08/02692/CPO and 11/04253/CPO.

#### Tenure

The farm is freehold and is sold with vacant possession, subject to the Assured Shorthold Tenancy Agreements on the two cottages.

#### Basic Payment Scheme

The vendors will use their reasonable endeavours to transfer the entitlement to future payments under the Basic Payment Scheme to the purchaser. 85.29 entitlements are claimed over the farm. The current growing year entitlements are reserved for the vendors.

#### Services

The farm benefits from mains water and a private bore hole. Three phase and single phase electricity. All the properties benefit from private drainage and oil fired central heating .View payable Stamp Duty for this property

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**Category** Farm Property and Land

**price** £ 3,250,000

**Sale type** Trade

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