



Barns at Tarnock, Axbridge, BS26 2SW

**Auction Guide Price
£130,000 to £150,000 Freehold**

**COOPER
AND
TANNER**



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Description

For Sale by Auction on Wednesday 25th October 2023 at 12 midday at The Royal Bath and West Showground and via Livestream.

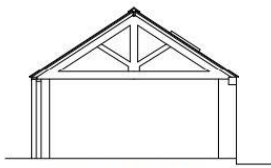
Two attractive traditional barns, separated by a courtyard garden. There is planning permission for conversion of the Barn furthest from the Council Highway to a two-bedroom single-storey dwelling. Planning documents can be downloaded via Somerset Council online planning search (Ref. No. 03/15/00011). The consent included a barn opposite known as 'Orchard Barn' which has now been developed.

We are informed that beneath the grassed area between the barns is a cobble stone courtyard.

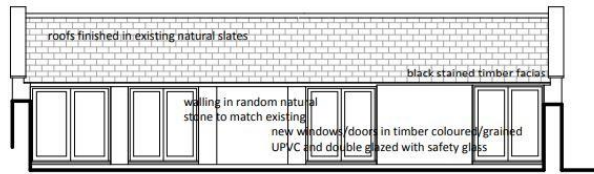
The property is accessed via a right of way (highlighted blue on sale plan) via a shared driveway leading from the Council highway. The property has rights to connect to Tarnock Farm sewage treatment plant and to the oil tank, further details will be contained within the Auction Legal Pack. We understand ducting is in place for connection of mains water and electricity supply (subject to necessary consent). We advise interested parties to make their own enquiries in this regard.



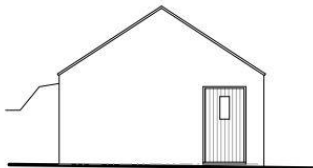
Proposed Development



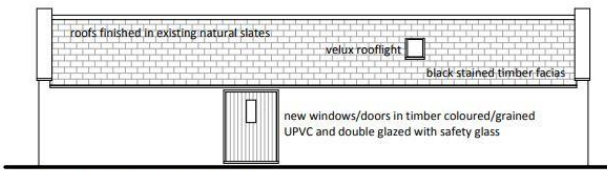
SECTION as PROPOSED



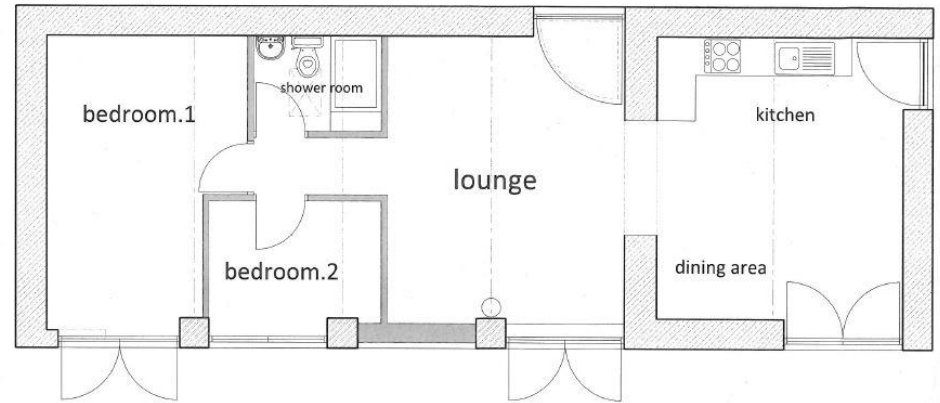
SOUTH ELEVATION as EXISTING



EAST ELEVATION as EXISTING



NORTH ELEVATION as EXISTING



Plans not to scale







Location

The hamlet of Tarnock is situated on the A38, Bristol to Taunton Road, and has local facilities within reach. The medieval town of Axbridge lies a few miles to the north with its excellent range of shopping, social and recreational facilities. The surrounding area is well-known for its beauty and country activities available including riding, walking, fishing and sailing. Kings Fitness and Leisure Centre in Cheddar is an excellent local sports' complex with a 25m swimming pool. Renowned golf courses can be found locally at Wedmore and Burnham-on-Sea. Tarnock falls within the Wessex Learning Trust, a three-tier schooling system, and is in the catchment for Weare First School, Hugh Sexey Middle School, and Kings of Wessex Academy. Bristol, Weston-super-Mare and Wells are within daily commuting distance and there is access to the national motorway network at M5 Junction 22, a few miles to the south.

Directions

Heading south on the A38 from the Bristol direction, pass through Lower Weare and Biddisham. Pass the turning on your left for The Ploughman's Farm Shop, and look out for a sign for Tarnock Farm on your right. After passing the farmhouse and another house, the

driveway can be found on the right-hand side, also with a sign for Tarnock Farm. Pull in here and follow the drive around to the barns which will then be on the right. You are welcome to park in front of the barn for your viewing.

Designations

The Property is not situated within an AONB, SSSI or Conservation area. The Property is not Listed.

Footpaths and Rights of Way

None.

Services

We understand that ducting and piping is in place for water and electricity, but not connected and that there is the right to connect to Tarnock Farm private drainage sewage treatment plant and to the oil tank. Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Solicitors

Berry Redmond Gordon & Penney, Worle
Telephone: 01934 513 963
Harvey West acting

Registering to bid and Administration fee

Cooper and Tanner require all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1295 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased and applicable to all pre-auction sales. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. All checks required by current anti-money laundering legislation must be satisfactorily completed, as part of the registration process before prior approval to bid will be granted; this will include providing proof of funds.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Completion

Completion has been set for the 22nd November 2023 or earlier by mutual consent.

Viewing

Strictly by appointment only via Cooper and Tanner Wedmore Office – 01934 713296

What3words: atom.language.evolution

Ref: GPT/10766

Local Information Tarnock

Local Council: Somerset Council. Telephone:0300 123 2224

Council Tax Band: TBC

Tenure: Freehold with vacant possession.



Motorway Links

- M5



Train Links

- Highbridge Train Station



Nearest Schools

- Weare Academy First School
- Hugh Sexey Middle School
- Kings of Wessex Academy and Sixth Form

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