



Dungeon Farm

Croscombe, Somerset

Carter Jonas

Dungeon Farm Crocombe Wells Somerset BA5 3RP

A private residential farm enjoying far reaching views serviced by a let modern broiler unit and a range of former dairy and livestock buildings offering numerous farming, equestrian or other opportunities.

Extensive detached 4-bedroom period farmhouse with 3-bedroom annexe, a range of former dairy and livestock buildings let as commercial/private units.

A modern 106,000 bird broiler unit with biomass boilers and photovoltaic array. 93.26 acres of good quality pasture and arable land with parcels of amenity woodland and an attractive pond.

All situated in open countryside with far reaching southerly views to Glastonbury Tor within an area of high amenity and conservation value.

In all about 102.2 acres.

For sale as a whole or in 4 lots by private treaty.



Property

Dungeon Farm comprises an attractive residential holding. The homestead is located off a quiet lane with the house and former dairy buildings all enjoying a southerly aspect overlooking the adjoining farmland and open countryside beyond.

In the recent past the house has been extended and refurbished. To the north of the house there is a modern and well-maintained 106,000 bird broiler unit extending to 55,000 Sq Ft.

There is an additional range of former dairy and livestock buildings, currently let for commercial/private use.

The whole farm lies in a secluded location in open countryside, enjoying far reaching southerly views. In total the farm extends to 102.2 acres.

Location

Dungeon Farm is located in open countryside approximately 1.5 miles to the west of Shepton Mallet and 3 miles to the east of the Cathedral city of Wells.

The village of Crocombe is approximately 0.5 miles to the north and the property enjoys fine views of Glastonbury Tor to the south.

Castle Cary offers a mainline railway service to London Paddington and the Midlands.

Lot 1

Farmhouse, annexe, the modern 106,000 bird broiler unit and the range of former dairy and livestock buildings with 10.38 acres which includes three small enclosures located adjoining the house and buildings. A section of a now disused railway line abuts the garden to the south.

Lot 2

An attractive 11.86 acres of roadside paddocks including 0.5 acres of amenity woodland. All located immediately to the west of the farmhouse and buildings.

Lot 3

A further parcel of 15.88 acres of pasture land lying to the north of the broiler units. Currently divided into two enclosures, enjoying roadside access.

Lot 4

A parcel of some 64.08 acres lying to the south of the homestead and serviced by a disused railway track, a 9-bay timber pole barn and a 6-bay steel framed cattle shed. The land forms two sides of a valley with a pond, stream and areas of amenity woodland surrounded by pasture and arable enclosures to the east and west. This lot offers a variety of agricultural, equestrian or biodiversity opportunities.

Amenities

The towns of Shepton Mallet, Glastonbury, Street and the Cathedral city of Wells all lie within a short distance and provide a wide variety of shopping and other social facilities.

Schooling is available at nearby Millfield or Wells Cathedral.

Sporting

All sporting is in hand. There are numerous sporting opportunities available within the area including racing at Wincanton and golf at Wells, Wedmore and Taunton. There are numerous well-established shoots within the area.



Farmhouse

The farmhouse has been tastefully extended and restored, constructed of traditional stone under a tile roof, the property offers excellent spacious family accommodation comprising of a 4-bedroom family home with 3-bedroom annexe.

The house benefits from double glazed windows and underfloor heating in part, serviced by the biomass boilers located in a nearby building. The house lies in an elevated position and enjoys an outstanding southerly aspect.

The extensive accommodation comprises on the ground floor; a door leading to kitchen/breakfast room, dining room, sitting room, rear hall with back door off leading to a spacious utility room, library and cloakroom.

Door leading to a pair of garages, one of which incorporates the plant room for the holding.

On the first floor; principal bedroom with en-suite bathroom and dressing room. Two double bedrooms, family bathroom and accessed from a secondary staircase, a further double bedroom.

At the western end of the house there is an annexe offering accommodation on the ground floor of large sitting room with galley kitchen. At first floor, landing, double bedroom with en-suite shower room, further double bedroom and family bathroom. On the second floor, stairs lead to a double bedroom with door to extensive office.



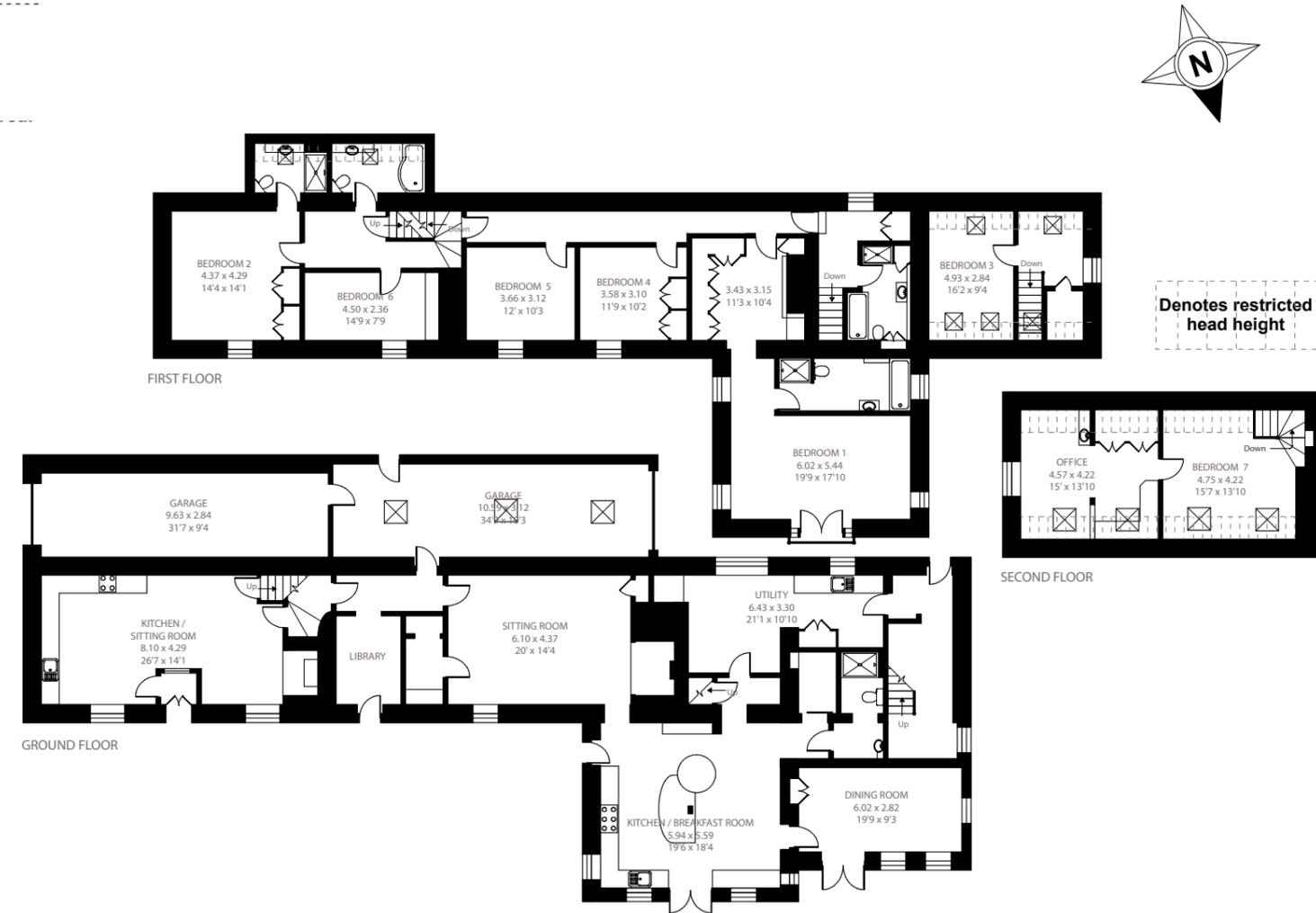


Annexe

Floor plan

Dungeon Farm

Approximate gross internal
5,136 sq ft



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

Outside

To the south of the house is a raised terrace, below which is an enclosed lawned garden. To the east is a kitchen garden with raised beds and to the west is a parking area with room for 4 or more cars.

Buildings

Located to the north of the house on the other side of the road there are an extensive range of modern broiler units currently let on a 5-year lease with capacity for 106,000 birds. The buildings enjoy a separate private access off Dungeon Lane.

The buildings are all heated from biomass boilers and benefit from a photovoltaic array.

The 3 active poultry buildings have been maintained to a high standard. Poultry house 2 built in 1986 of timber frame construction.

Poultry house 3 built in 1998 of steel posted portal frame with insulated profile metal cladding and roof. Poultry house 4 built in 2013 of clear span steel portal frame with insulated profile steel cladding and roof. All the buildings are fully equipped with feed pans, water lines with drinking nipples and roof vents. There are 7 steel above ground feed bins servicing the buildings.

Adjoining the broiler unit is a biomass shed constructed in 2014 housing 3 Hargassner woodchip fired boilers. The photovoltaic arrays are located on the roofs of buildings 3 and 4.

Located adjoining the farmhouse is a further extensive range of former dairy and livestock buildings, many of which are now occupied for commercial or private use. The majority of the farm buildings benefit from both mains water and electricity plus an auto-start back-up generator.





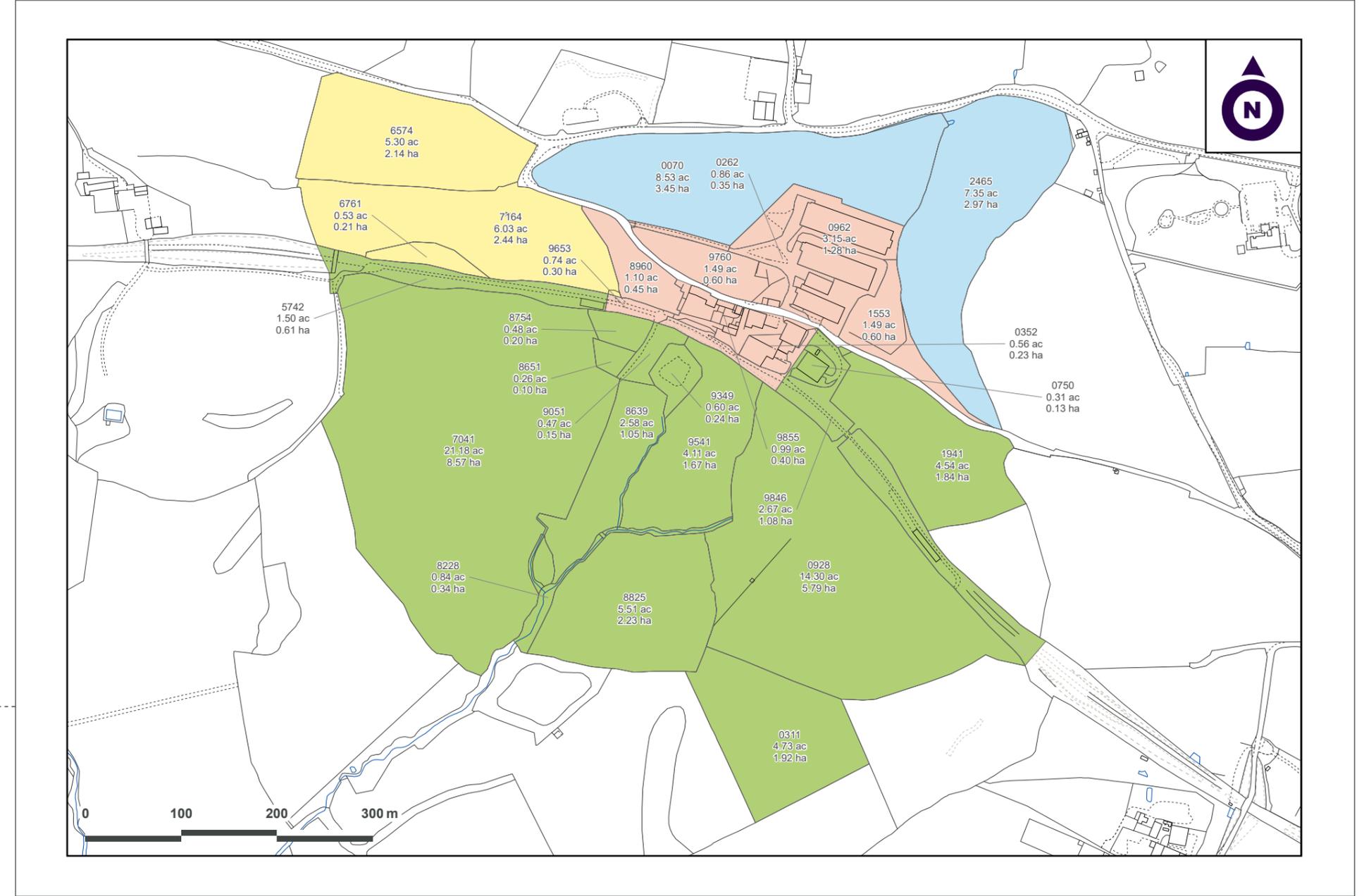
No	Name	Measurement	Description
1	Farmhouse		
2	Stone barn with loft over		
3	Workshop	55.73 Sq M 600 Sq Ft	Concrete block walls under a corrugated fibre cement roof. Workshop pit for working under vehicles.
4	Cubicle Shed	125.80 Sq M 1,354 Sq Ft	Concrete block walls and low corrugated iron roof.
5	Store	70.01 Sq M 754 Sq Ft	Lean-to with corrugated iron roof.
6	Garage	99.62 Sq M 1,072 Sq Ft	Four bay monopitch barn with concrete block walls under corrugated iron roof. One bay enclosed as workshop.
7	Dutch Barn	158.03 Sq M 1,701 Sq Ft	Three bay with lean-to, steel framed, corrugated iron cladding and roof, open one side.
8	Cubicles	107.60 Sq M 1,158 Sq Ft	Concrete block walls with low eaves under corrugated iron roof. Includes secure store.
9	Stores	74.94 Sq M 807 Sq Ft	Low concrete block walls under corrugated iron roof.
10	Silage Barn	334.39 Sq M 3,600 Sq Ft	Six bay steel portal frame with concrete floor, concrete panel walls, profile steel cladding over, corrugated fibre cement roof and electric roller shutter door.
11	Workshop	334.39 Sq M 3,600 Sq Ft	Six bay steel portal frame with concrete floor, concrete block walls with profile steel cladding over, corrugated fibre cement roof and electric roller shutter door.
12	Lean-to off Workshop	59.06 Sq M 636 Sq Ft	Covered area of yard with profile steel roof.
13	Store	55.73 Sq M 600 Sq Ft	Four bay steel and timber framed with corrugated iron and fibre cement roof.

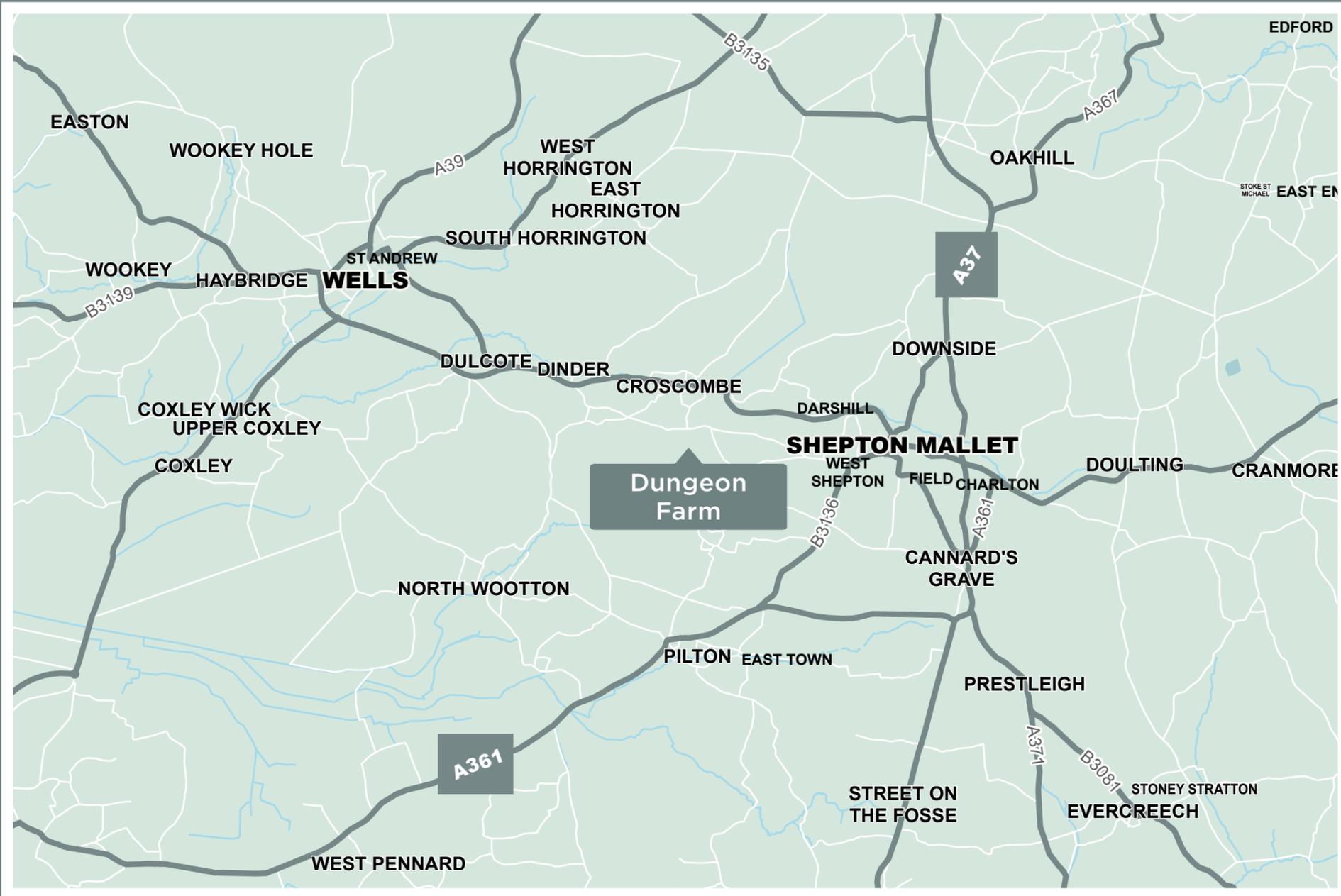
14	Poultry House 1 (now used for storage)	464.43 Sq M 5,000 Sq Ft	Built in 1968. Timber post frame with timber cladding, fibre cement roof and internal cladding that may contain asbestos.
15	Cattle Shed	585.18 Sq M 6,300 Sq Ft	Six bay steel portal frame with lean-tos on either side, concrete floor, concrete block walls, timber space board cladding, corrugated fibre cement roof.
16	Pole Barns	250.79 Sq M 2,700 Sq Ft	Nine bay timber framed mono-pitch barns with stone floors, corrugated iron cladding and roof. On the railway to the east of the farmstead and used by firewood merchant.
17	Poultry House 2	947 Sq M 10,200 Sq Ft	Built in 1986 and timber framed with internal posts. Corrugated iron roof and cladding. Roof vents. Modern pans and drinking nipple lines.
18	Biomass Shed	376 Sq M 4,050 Sq Ft	Six bay steel portal framed barn erected in 2014 with corrugated fibre cement roof, profile steel cladding, concrete panel walls, concrete floor and electric roller shutter door. In the back bay are three Hargassner wood chip fired boilers.
19	Poultry House 3	1,932 Sq M 20,800 Sq Ft	Built in 1998 and posted steel portal framed with insulated profile steel cladding and roof, storage room, service room, roof vents, six lines of feed pans and eight lines of drinking nipples, cloakroom with WC and sink and covered area over PV inverters.
20	Poultry House 4	2,229 Sq M 24,000 Sq Ft	Built in 2013 and clear span steel portal framed with insulated profile steel cladding and roof, storage rooms, service room, water room, high velocity roof vents, six lines of feed pans and eight lines of drinking nipples and covered area over PV inverters.



Land plan

- Lot 1
- Lot 2
- Lot 3
- Lot 4





Method of Sale

The farm is for sale by private treaty as a whole or in up to 4 lots.

Tenure & Possession

The farmhouse is sold with vacant possession on completion.

The broiler unit is let on a 5-year lease from the 30th September 2019 at a rent of £55,000 per annum.

The farm buildings adjoining the farmhouse are let on a variety of licence agreements generating approximately £17,000 per annum of rent.

The farmland is let on an annual Farm Business Tenancy at a rent of £18,835 per annum.

Further information on the relevant agreements is available from the vendors agent.

Listing Status

Neither the dwelling house nor the farm buildings are listed.

Planning

Planning permission has been granted for the erection of the poultry houses, the extension and alterations to the farmhouse and the erection of the biomass shed.

Services

The farm is serviced by a mains 3-phase 100 Kv supply with a 130 Kv back-up generator. The house and buildings are serviced by mains water.

There are two private drainage systems, one servicing the house and the other servicing the poultry unit.

The biomass boilers and the photovoltaic arrays generate additional income. The biomass RHI income generates an average of £77,932 per annum. The RHI scheme gives grants to 20-years and will run until 2034.

The photovoltaic array generates an average income of £18,020 per annum. The FIT scheme gives grants for 20-years and will run until 2036.

Rights of Way

Dungeon Lane is a public highway. There are 3 public footpaths passing through the holding. There is no public Right of Way along the disused railway line.

VAT

The broiler units and their site are registered as a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price for that element of lot 1. The balance of the property offered is not registered and therefore tax will not be chargeable on those parts.

Health & Safety

The site currently comprises a working farmstead. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Sporting, Timber & Mineral Rights

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

EPC Ratings

Dungeon Farmhouse: B

Local Authorities

Mendip District Council
www.mendip.gov.uk

Viewings

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



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