



**For Sale : Workshop Premises and Yard
Dwellings**

**The Old Brickyard, Witherleigh Farm, Maperton,
Wincanton, Somerset, BA9 8EG**

GREENSLADE TAYLOR HUNT

The Old Brickyard, Witherleigh Farm, Maperton,
Wincanton, Somerset, BA9 8EG

Guide Price: £70,000

- **Attractive location close to A303 and Wincanton**
- **Approximate 0.13 ha (0.33 acre) site**
- **Workshop building requiring refurbishment**
- **Workshop building totals approximately 185 sq m (2,000 sq ft)**

Location

- Maperton is a small Somerset Village located 3 miles south west of Wincanton
- Road communications are good with access to the A303 Trunk Road close by

The Property

- The property comprises a fenced site of approximately 0.13 ha (0.33 acres) part hardstanding and part grass
- Included within the yard is an old workshop with a total floor area of approximately 185 sq m (2,000 sq ft)
- The building is somewhat dilapidated and requires refurbishment
- The neighbouring farmer reserves a vehicular right of way through the yard to adjoining fields

Planning

- The property has previously been used as a storage and distribution centre for soft drinks and builder's store and workshop
- South Somerset District Council have previously confirmed that the property can be used for industrial purposes falling within Class B2 of the 1987 Use Classes Order including B8 Open Storage
- The property has potential for a variety of uses subject to appropriate consents

Services

- Mains water and 3 Phase electricity are by metered supply. There is a private drainage system on site

Additional Information

- The property is shown outlined red on the site plan within the marketing particulars

Tenure

- The freehold interest in the property is to be sold with vacant possession

Guide Price

- The property as shown edged red on the plan is available at a guide price of £70,000
- VAT will be payable if applicable

Viewing

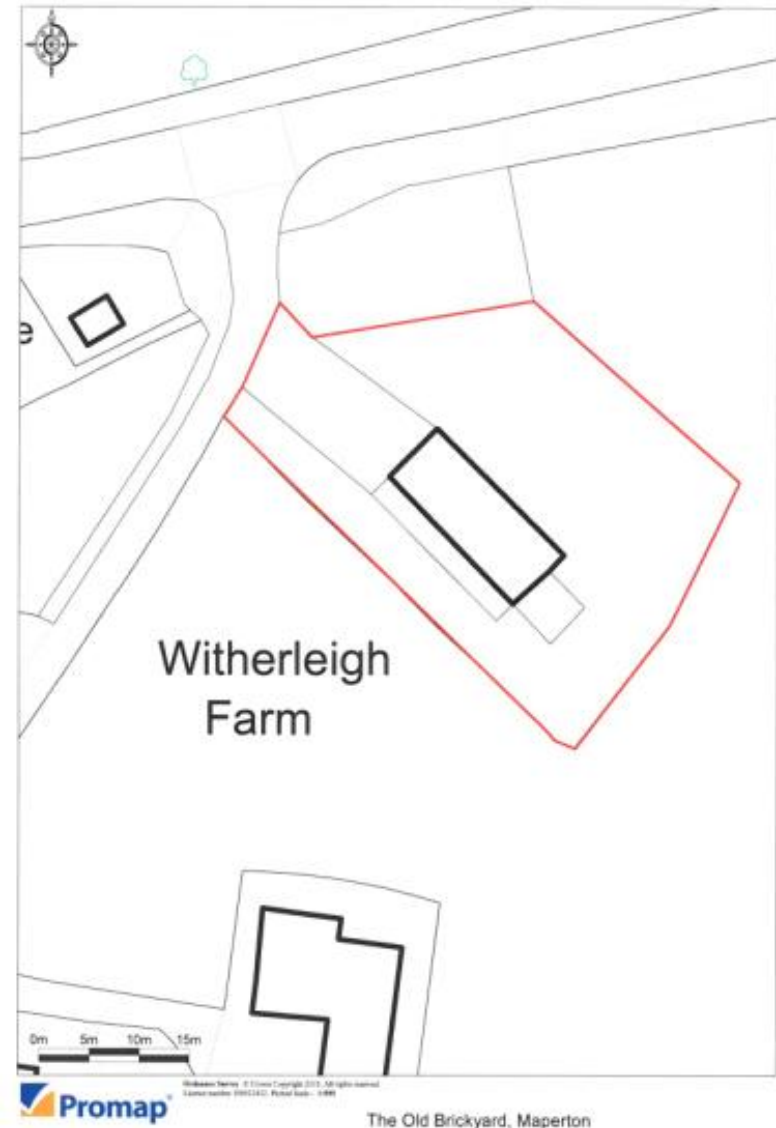
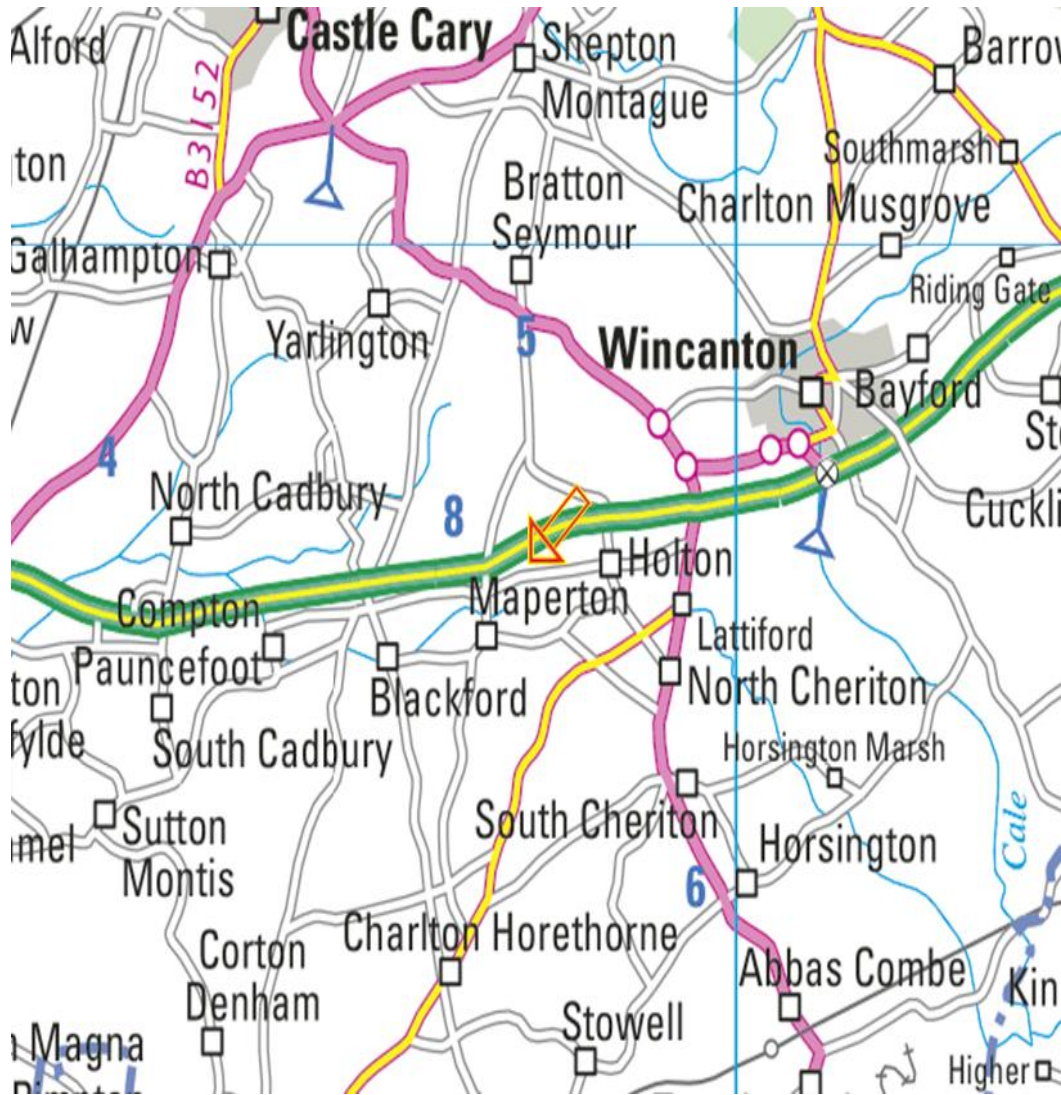
Strictly by appointment with sole agents:-

Robert Clark, Greenslade Taylor Hunt
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@gth.net





Important Notice – Property Misdescriptions Act 1981

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