

Hackthorne Farm

Henstridge, Templecombe, Somerset





Hackthorne Farm

Henstridge, Templecombe,
Somerset, BA8 0TF

Charming family farm with
established income stream
and planning for Class Q
conversion

- 6 bedroom period stone farmhouse
- 3 single storey holiday cottages
- Planning for a Class Q residential conversion
- Range of useful outbuildings
- Attractive level pasture land
- Established scramble track
- In all about 33.20 acres
- Available as a whole or in 5 lots



SITUATION

Hackthorne Farm is located within the Blackmore Vale, on the Somerset Dorset border in an easily accessible position, south of the A30. The thriving village of Henstridge lies to the west of the farm and benefits from the popular Virginia Ash Pub, a primary school, church, village shop and Post Office. Henstridge Golf Resort lies to the west of the farm with a nine hole golf course, touring park and stocked fishing lake. Henstridge Trading Estate and Airfield lies to the east of the farm.

The picturesque towns of Shaftesbury and Sherborne are both within easy reach. Sherborne and nearby Templecombe both have main line railway stations to London or the West Country. The A303 lies approximately 8 miles to the north.

The area is well known for its stunning countryside with excellent riding and walking. The Dorset Coastline is also within easy reach.



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TENURE

Hackthorne Farm is offered for sale as a whole or in 5 lots by private treaty with vacant possession.

Lot	Description	Acreage
1	Hackthorne Farm with farmhouse, holiday cottages and land	4.46
2	Hackthorne buildings with Class Q Permission	7.85
3	Land to the south of Hackthorne Farm	6.42
4	Land to the north of Hackthorne Farm	5.80
5	Land to the west of Hackthorne Farm	8.67
	Total	33.20

DESCRIPTION

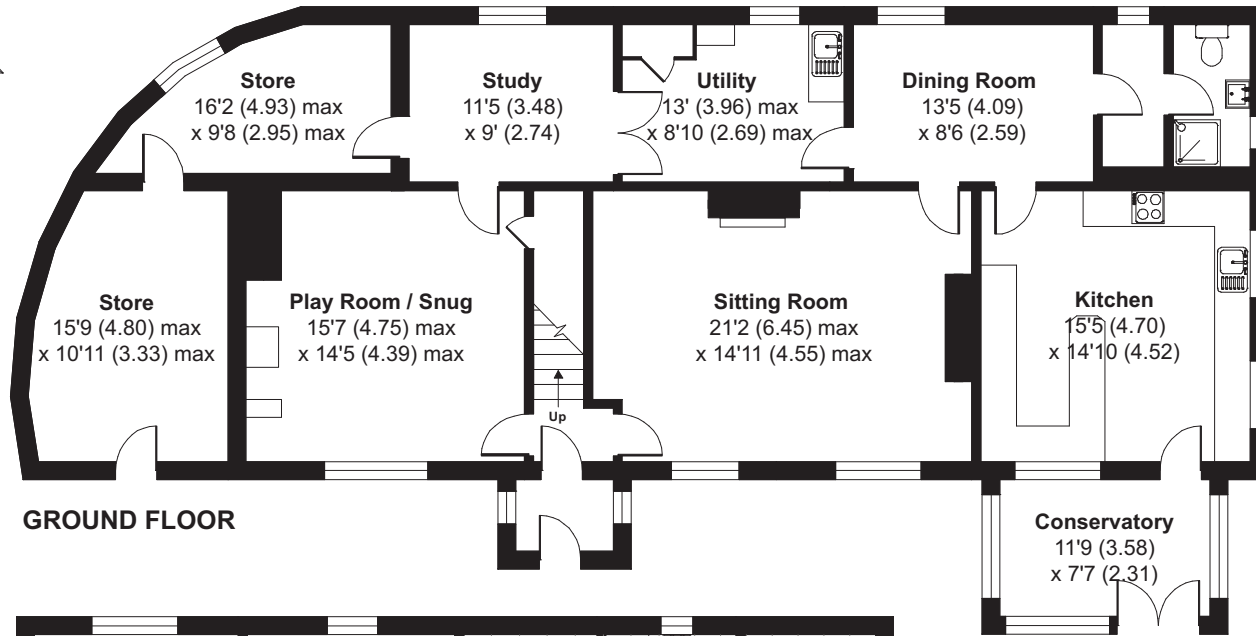
Hackthorne Farm is a unique opportunity to purchase a farm which has been occupied by the same family for over 80 years and within the family ownership for the last 52 years. The traditional two storey farmhouse dates back to 1826 and has been used as a family home over the decades.

The three holiday cottages to the rear of the house provide an excellent source of income for an incoming purchaser. Permission was granted in October 2023 under Class Q for the change of use of an existing agricultural building to a two bedroom dwelling house. There is also a useful range of farm buildings which could be used for a wide variety of purposes.

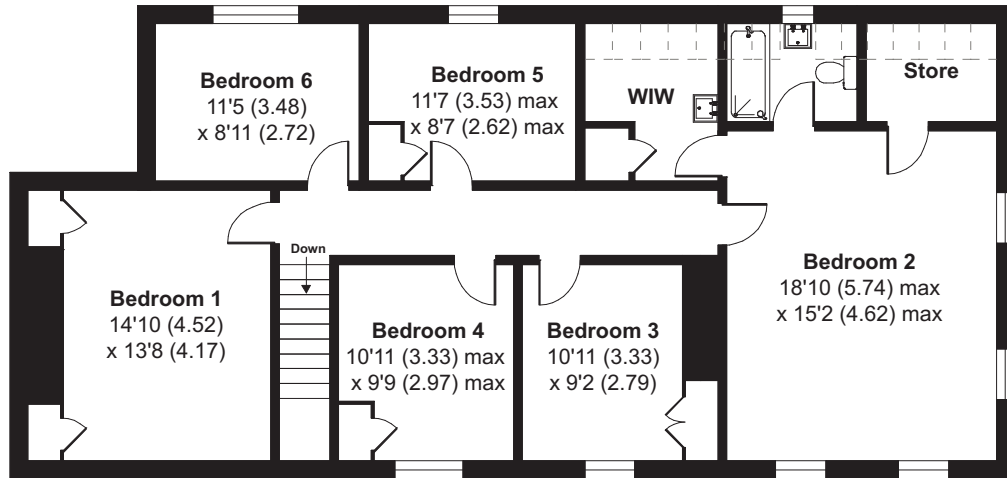
The level pasture land is classified as base-rich loamy and clayey soils, and is divided into manageable sized enclosures with mature hedgerows. All the land is down to grass with good road access and has been used to graze sheep and cut silage from.



Hackthorne Farm



GROUND FLOOR



FIRST FLOOR

Main House
 2,987 sq ft / 277.5 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total Area = 3,029 sq ft / 281.3 sq m
 (For Identification Only - Not to Scale)

LOT 1 HACKTHORNE FARM – Approximately 4.46 acres
 Hackthorne Farmhouse is a charming six bedroom family home of local stone and brick, built in 1826. The house is approached via a sweeping drive which leads to a gravel parking area and courtyard of buildings at the rear of the house.

The layout of the house provides plenty of scope and opportunity to be rearranged to suit an incoming purchaser(s) requirements. The rooms on the ground floor currently comprise; Entrance Hall, Snug with large stone fireplace and traditional bread oven, Sitting Room, Dining Room. Kitchen, Conservatory, downstairs Shower Room, Utility, Study and Store Rooms.

Stairs lead up to the first floor with 6 Bedrooms in total. Bedroom 2 has an ensuite Bathroom as well as a separate sink in the walk in wardrobe. There is a large Attic above.

The garden lies to the south of the house and is a private enclosed garden laid to lawn. There is a compact indoor pool, the water for which is heated by solar panels.

OUTBUILDINGS

Close to the house is a garage with an adjoining useful steel framed barn containing a Snooker Room and a Games Room as well as a WC with sink, which have provided great enjoyment for the family over the years. As part of the planning consent for the Old Piggery in Lot 2, the adjoining bay of this building is to be demolished.

Behind this building is the former parlour building now used as a workshop and store. Adjoining which is the timber framed structure containing the swimming pool.

HOLIDAY COTTAGES

The three holiday cottages were granted planning permission in 2002 and converted from a stone barn to create three comfortable and well designed single storey lets, known as Primrose Cottage, Bluebell Cottage and Cowslip Cottage.

Primrose Cottage and Cowslip Cottage are both two bedroom cottages and capable of sleeping 5 people. Bluebell Cottage, the middle let, is a one bedroom dwelling and sleeps 2.

LAND

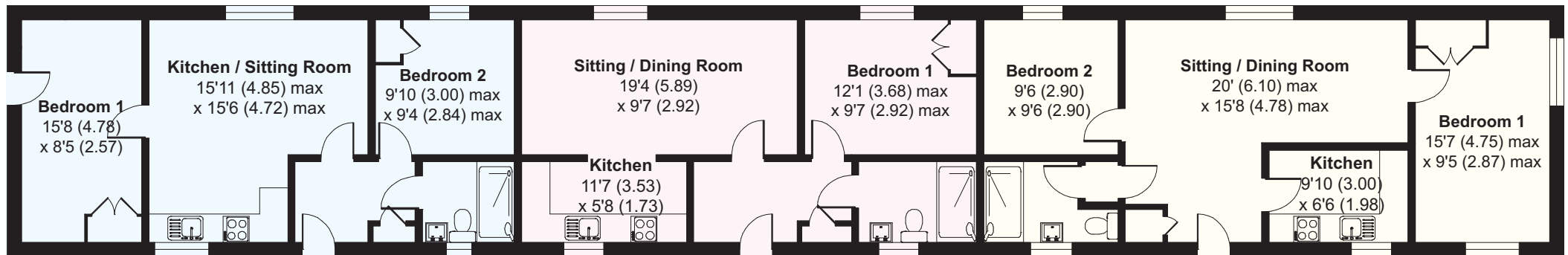
To the north of the house and cottages is a level paddock down to grass of just under 4 acres, bordered by mature hedgerows.



Cottages

Cottage: 1,692 sq ft / 157.1 sq m

(For Identification Only - Not to Scale)



COW SLIP COTTAGE

BLUEBELL COTTAGE

PRIMROSE COTTAGE



BUILDINGS WITHIN LOT 1 AND 2



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LOT 2 HACKTHORNE FARM BUILDINGS

Approximately 7.85 acres

Lot 2 is accessed from Camp Road via a separate access to the south of Hackthorne Farmhouse.

Permission was granted in October 2023 under Class Q for the change of use of the characterful red brick Old Piggery to a single storey two bedroom dwelling house (Application No 23/02107/PAMB). There is also a useful range of farm buildings which could be used for a wide variety of purposes.

The planning for the conversion of the Old Piggery, is for a large open plan Kitchen with Dining Area and Lounge, Master Bedroom with an ensuite Bathroom, a second Bedroom and a Shower Room. A spiral staircase leads to a Mezzanine floor above the Lounge. Total gross internal area 129.5 m².

Under the planning one bay of each of the adjoining barns and the lean-to structures attached to the barn are to be demolished.

Adjacent to the Old Piggery is a useful 3 bay steel framed general purpose barn with a concrete floor.

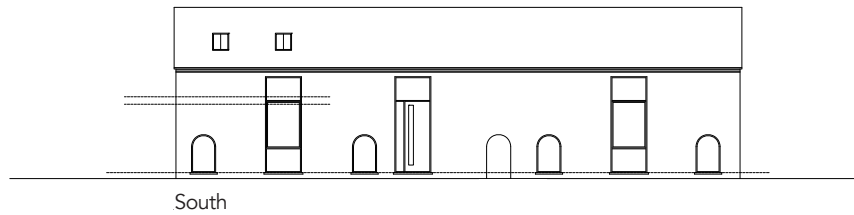
Concrete Yard with single storey timber framed barn used for stabling and as a general store.

5 bay open sided pole barn with corrugated roof and lean-to.

The land lies to the south and west of the buildings and is a level pasture field enclosed by mature hedgerows.

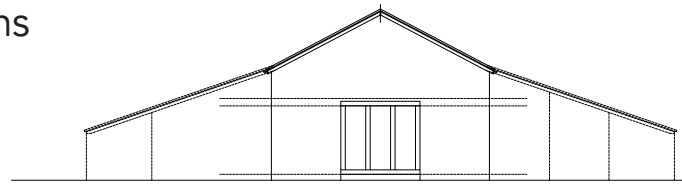
Adjacent to Camp Road close to the entrance of Lot 2 is a Pole Barn and an area of woodland running along the road boundary.

Proposed Floorplans

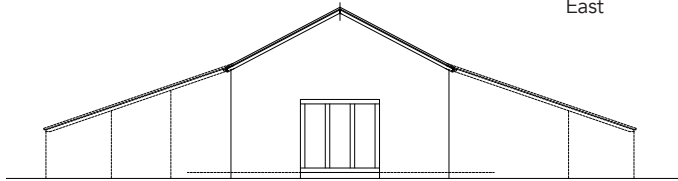


South

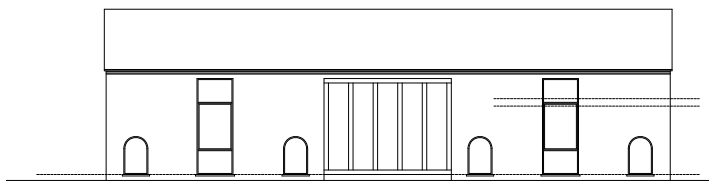
Elevations



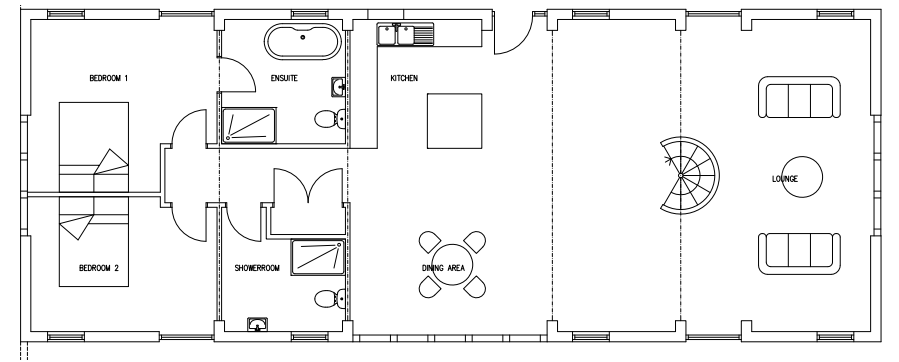
East



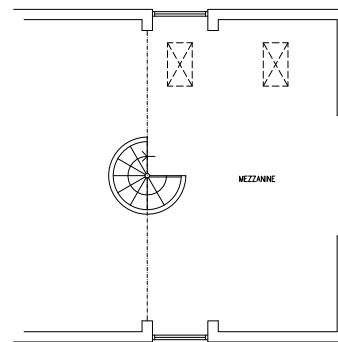
West Elevation



North



Floor Layout



Mezzanine Layout



LOT 3



LOT 3 – LAND TO THE SOUTH OF HACKTHORNE FARM

Approximately 6.42 acres

Lot 3 comprises approximately 6.42 acres with direct access on to Camp Road. The land has been used permanently as a scramble track for approximately 19 years. Henstridge Golf Course lies to the west and Barracuda West Industrial Estate lies to the south of the land. This land has the potential for commercial use, subject to planning.

LOT 4 – LAND TO THE NORTH OF HACKTHORNE FARM

Approximately 5.80 acres

Lot 4 comprises approximately 5.80 acres of level pasture land adjacent to the A30, bordered by mature hedgerows and with direct access on to Camp Road.

LOT 5 – LAND TO THE WEST OF HACKTHORNE FARM

Approximately 8.76 acres

Lot 5 comprises approximately 8.76 acres of attractive level pasture land accessed from the A30. A bridleway runs adjacent to the land along the southern boundary and the land is bordered by mature hedgerows.

The vendors have recently submitted an application to the Land Registry for the First registration of Lot 5.

LOT 2



LOT 4



LOT 5



GENERAL REMARKS

FIXTURES AND FITTINGS

All vendors' fixtures, fittings, chattels, curtains, ornamental lights and garden ornaments are specifically excluded from the sale. The holiday cottages are sold fully furnished.

SERVICES

Hackthorne Farmhouse - Oil fired central heating, mains water and electricity, septic tanks, solar panels, Wessex Internet.

Holiday cottages - mains water and electric, a shared septic tank, electric heating and solar panels.

It should be noted that the current drainage is unlikely to meet all the current regulations. If the farm is sold in Lots the purchaser of Lot 1 will be required to put in a new sewage treatment(s) plant for the house, games room and cottages on the land within Lot 1, with 6 months of purchase.

Lots 4 and 5 have their own separate metered mains water metered.

COUNCIL TAX Council Tax Band E.

LOCAL AUTHORITY South Somerset District Council.

ENERGY PERFORMANCE CERTIFICATES

Hackthorne Farm House EPC rating – D
Cowslip Cottage EPC Rating – F

Bluebell Cottage EPC Rating – F
Primrose Cottage RPC Rating – F

OVERAGE

Lot 3 will be sold subject to an overage provision for a period of 21 years and for 30% of the increase in value over the agricultural value. The overage will be triggered when planning permission for development (for anything other than agriculture or equestrian purposes) is implemented or, if earlier, if the land is sold with the benefit of that planning permission. Further information is available from the agents.

RIGHTS OF WAY & RESTRICTIVE COVENANTS

Hackthorne Farm is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

A bridleway runs east to west across Lot 1, as shown on the sale plan.

DIRECTIONS

From Shaftesbury head west on the A30, after approximately 8 miles turn left off the A30 on to Camp Road, sign posted to Henstridge Gibbs Marsh & Stalbridge Trading Estates and the Golf Course. Hackthorne Farm is then the second property on the right hand side, after approximately quarter of a mile.

WHAT3WORDS

///regal.plays.laser

TREE PRESERVATION ORDERS

There are Tree Preservation Orders on two trees growing in the western boundary hedgerows of Lots 2 and 3, identified as an Oak and a Field Maple. Further details are available from the vendors agents.

VIEWINGS

All viewings strictly by appointment arranged through the Woolley & Wallis.

FINANCE

Woolley & Wallis Finance Ltd are well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

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