



Manor Farm

South Petherton, Somerset

Carter Jonas

Manor Farm
Lopen
South Petherton
Somerset
TA13 5JN

A farmhouse and a range of farm buildings for redevelopment.

A rural/village-edge development site including a farmhouse for renovation, together with a range of traditional and modern buildings for conversion to seven dwellings together with adjoining pasture paddocks.

In all extending to 8.59 acres.

For sale by private treaty as a whole or in up to three separate lots.

Carter Jonas



Location
Manor Farm is located on the edge of the village of Lopen, between South Petherton, Crewkerne, Ilminster, and Yeovil, with easy access to the A30. The nearby village of South Petherton offers a school, public houses, pharmacy, small hospital, and a small range of shops. The nearby towns of Ilminster, Yeovil and Crewkerne offer a wider range of facilities including a mainline railway service at Crewkerne and Yeovil to London Waterloo.

Farmhouse
Manor Farmhouse comprises a semi-detached four-bedroom stone and tile farmhouse situated opposite the farm buildings. The property requires complete renovation. Outside, to the rear of the property to the north and west, is a good-sized garden and space for parking.

Floor plan (Lot 1)

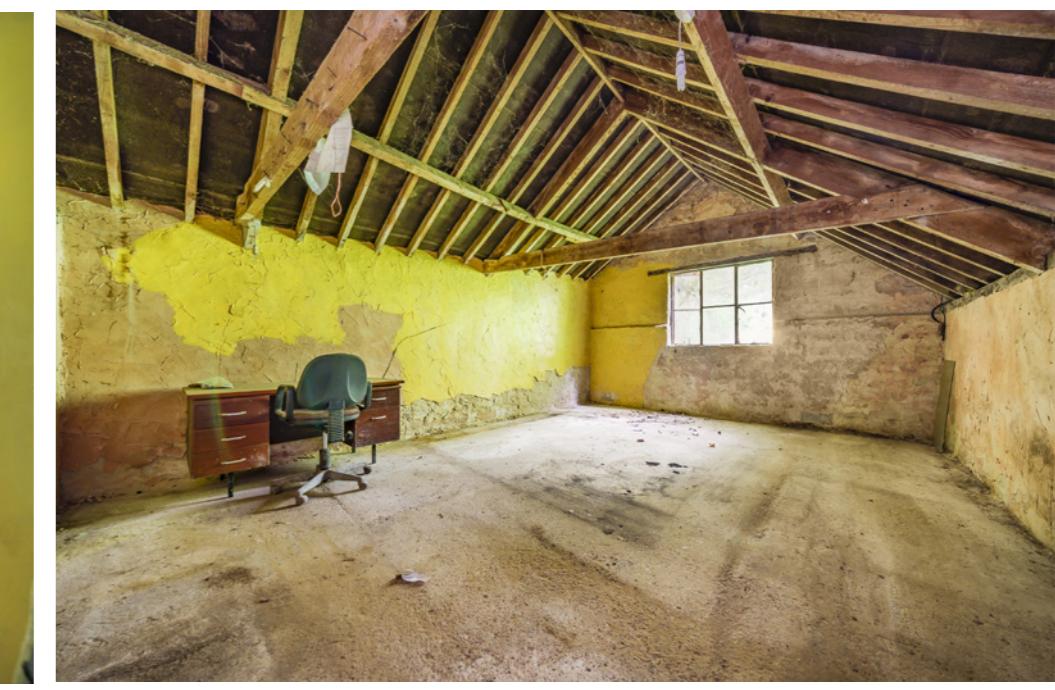
Manor Farm, Lopen

Approximate area:
1701 sq ft / 158 sq

Outbuildings:
280 sq ft / 26 sq

Total area:
1981 sq ft / 184 sq

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





The Farm Buildings Proposed Development Schedule

Building	Proposed Accommodation	Proposed GIA	Proposed GEA
Lot 2			
A	Five-bedroom detached single storey	245.59sqm	268.06sqm
Lot 3			
B	Three-bedroom detached single storey	138.57sqm	157.64sqm
C	Four-bedroom semi-detached single storey	149.13sqm	
D	Three-bedroom mid-terraced two storey	133.17sqm	535.45sqm (combined C/D/E)
E	Four-bedroom semi-detached two storey	176.69sqm	
F	Four-bedroom detached single storey	201.47sqm	232.51sqm
G	Four-bedroom detached single storey	205.37sqm	228.15sqm

Lot 2

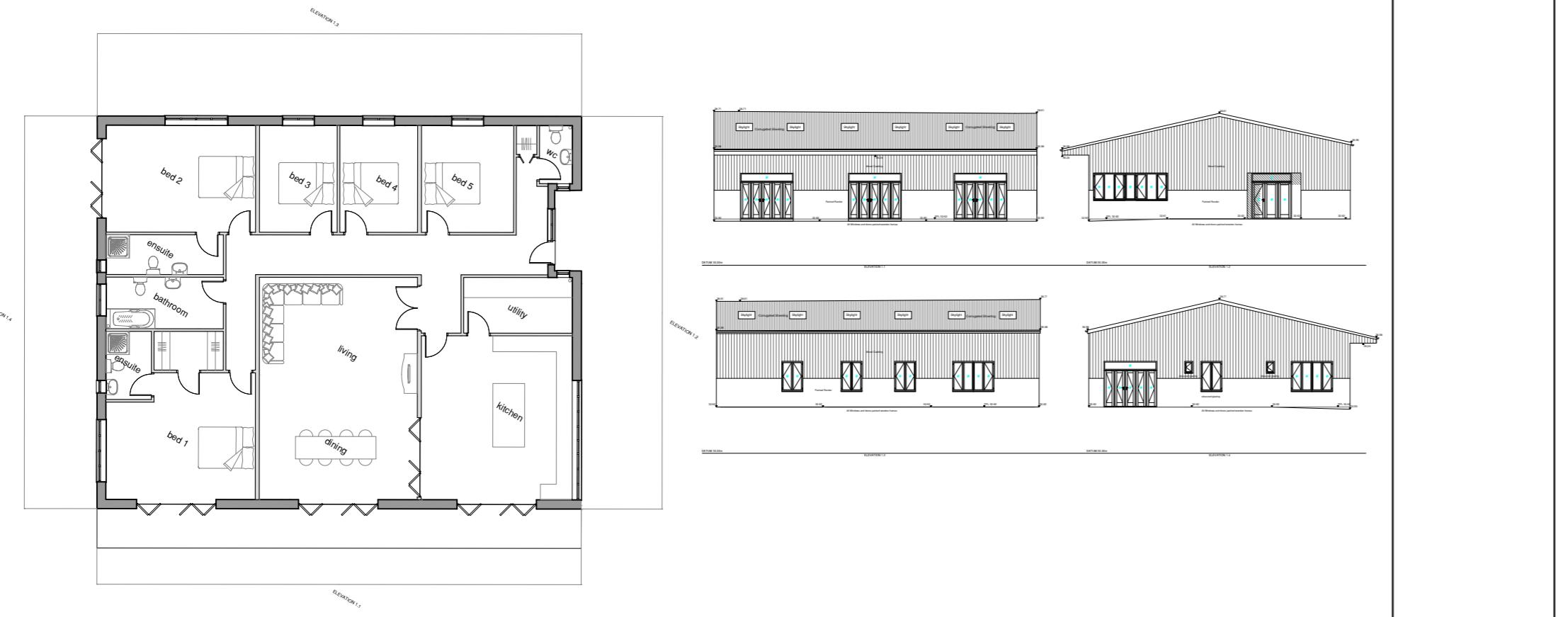
Lot 2 comprises the westernmost modern farm building (A) with permission for conversion to a detached five bedroom dwelling. This building is offered together with the pasture paddock to the west/south. In all, Lot 2 extends to 3.38 acres.

Lot 3

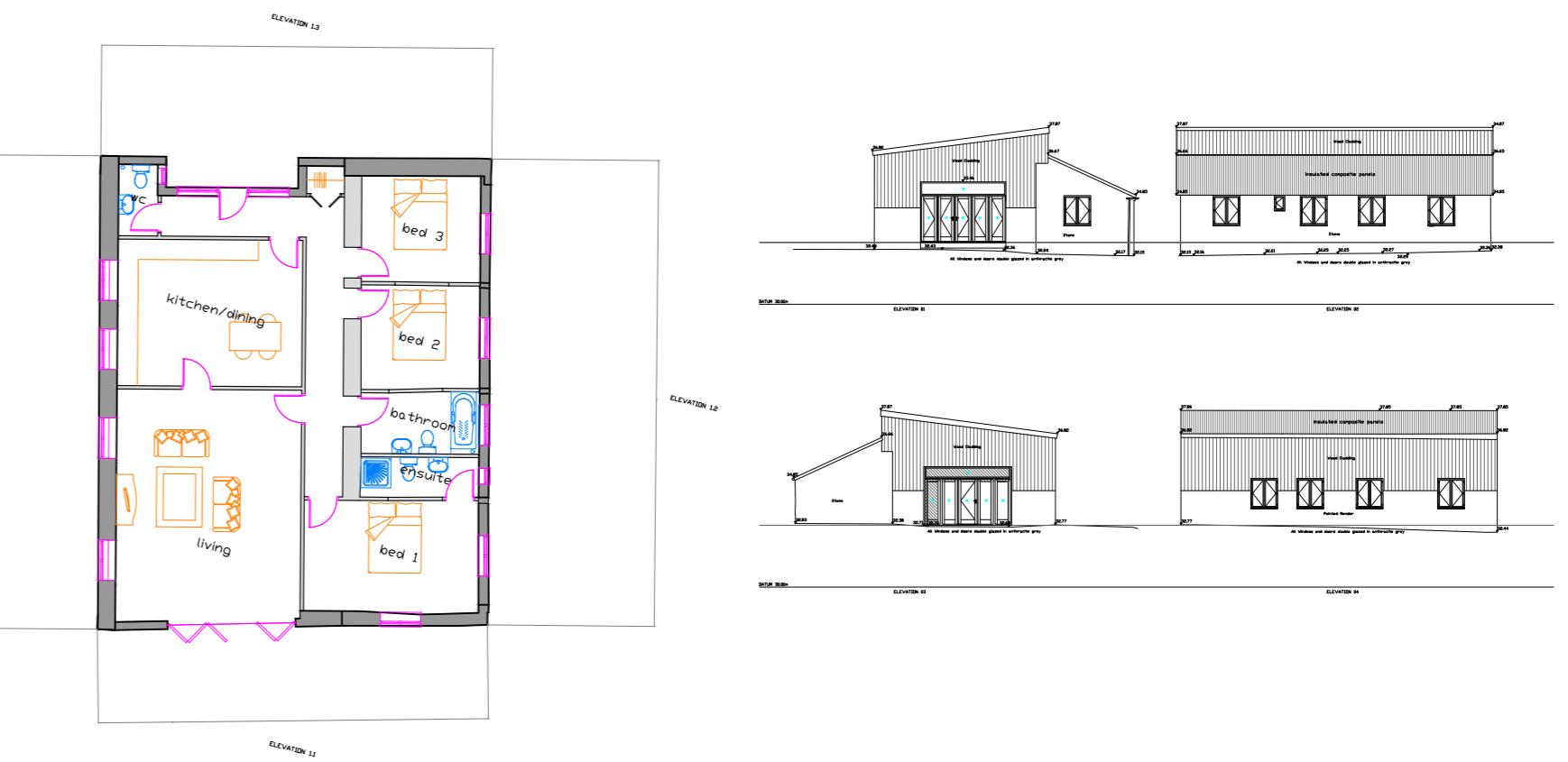
Lot 3 comprises the range of traditional buildings with permission for conversion to five dwellings (buildings B-F), together with the other modern building (G) with permission for conversion to a four bedroom dwelling. These buildings are offered together with the pasture paddock to the south. In all, Lot 3 extends to 4.70 acres.



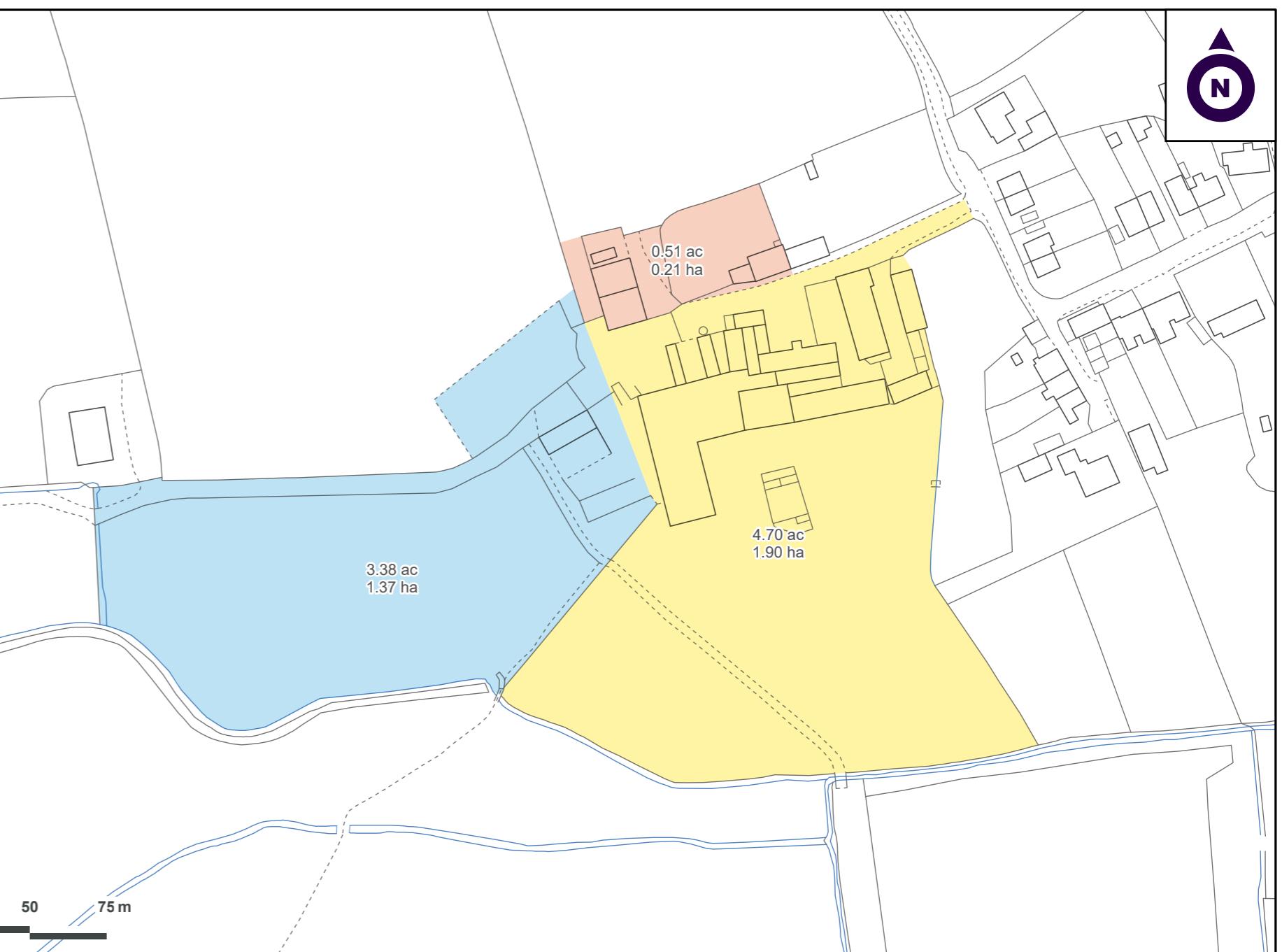
Proposed Elevations and Floorplan: Barn A (Lot 2)

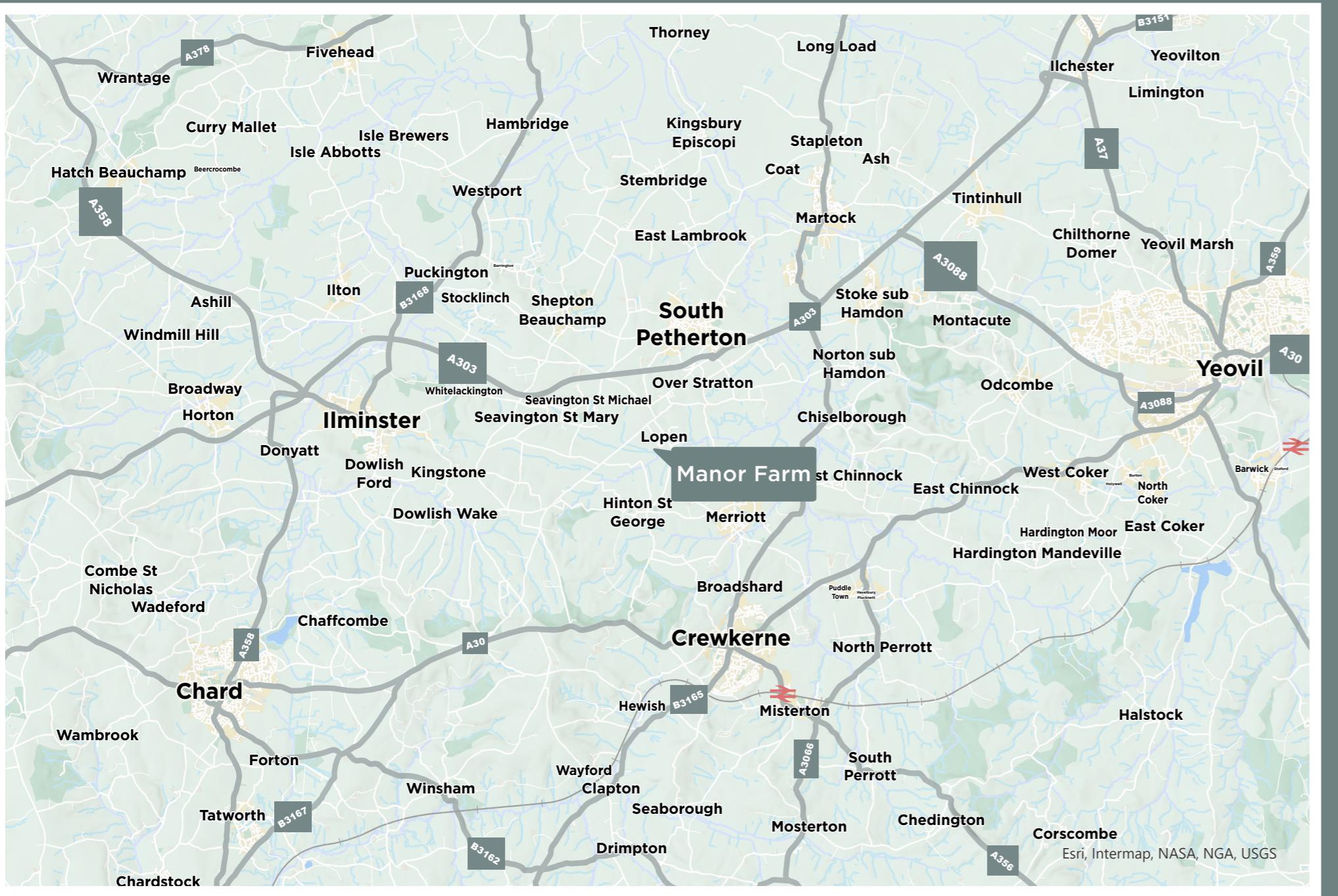


Proposed Elevations and Floorplan: Barn B (Lot 3)









Method of Sale

The property is offered for sale as a whole by private treaty with a guide price of £800,000. Alternatively, the property is offered for sale in three separate lots. Lot 1, comprising the semi-detached farmhouse for renovation has a guide price of £300,000. Lot 2, comprising the modern building for conversion on the western side of the farmstead within 3.38 acres has a guide price of £225,000. Lot 3, comprising the range of traditional buildings for conversion to five dwellings, together with the modern building for conversion to a dwelling, all within 4.70 acres, has a guide price of £275,000.

Planning

Barn A: permission was granted for conversion to a five-bedroom dwelling under application reference 23/02752/PAMB in December 2023.

Planning and Listed Building Consent was granted under application reference 24/00793/FUL for the conversion of a range of traditional curtilage listed buildings to five dwellings in August 2025.

Barn G: permission was granted for conversion to a four-bedroom dwelling under application reference 24/00941/PAMB in May 2024.

Listing Status

Manor Farmhouse is Grade II Listed. Some of the buildings will therefore be listed within the curtilage of the farmhouse.

Covenants

The site will be sold subject to a covenant not to develop more than eight dwellings thereon and not to use the buildings for agricultural purposes.

Rights of Way

A right of access will be reserved over the first section of the drive to the paddock adjoining Kitchens Lane. The relevant access rights will be granted for the lots, depending on/if the property is sold as a whole or in separate lots.

Services

The property is serviced by mains water and electricity with private drainage. New service connections will be required to service the proposed development. The relevant rights for service installations will be granted for the lots, depending on/if the property is sold as a whole or in separate lots.

Health & Safety

Potential purchasers should take particular care when inspecting the site. The property comprises a former farmstead with many potentially uneven and steep ground surfaces. Potential purchasers should not attempt to access the first-floor areas of any of the farm buildings, as the timbers have not been tested and may not be sound.

EPC Ratings

Manor Farmhouse has a current energy rating of G.

Local Authority

Somerset Council
(formerly South Somerset District Council)
www.somerset.gov.uk.

Viewings

Viewings are by appointment with the selling agents, Carter Jonas, on 01823 428290.

Directions

At the Lopenhead roundabout, follow signs to Lopen. Shortly after entering the village, turn right onto Frog Street and continue onto Water Street and around the sharp right-hand corner onto Kitchens Lane. The entrance to Manor Farm will be found on the left-hand side.



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Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
18 Davies Street, Mayfair W1K 3DS

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