



Millford Farm

Bridgwater, Somerset

Carter Jonas

**Millford Farm
Durleigh
Bridgwater
Somerset
TA5 2AF**

A commercial poultry farm with growing space for 119,000 birds.

Millford Poultry Farm comprises a commercial poultry farm serviced by a modern detached farmhouse and double garage, together with four no. poultry buildings offering growing space for up to 119,000 birds with biomass boiler and photovoltaic panels and associated income from the RHI and FiT respectively. There is also consent for an additional poultry building on site.

In all extending to 6.26 acres.

For sale by private treaty as a whole.



Location

Millford Farm is situated at the foot of the Quantock Hills area of outstanding natural beauty, a short distance from the town of Bridgwater and the large village of North Petherton. Both Bridgwater and North Petherton offer a wider range of facilities with a range of supermarkets in Bridgwater. Easy access is available to the M5 motorway via Junctions 23 and 24. Bridgwater also offers a train station.

The Farmhouse

Millford Farmhouse comprises a detached dwelling of brick and rendered elevations under a tiled roof constructed subject to an agricultural occupancy condition with accommodation comprising:

- Front door to entrance hall with stairs to first floor
- Kitchen and dining room
- Sitting room with wood burning stove
- Rear hall off the kitchen providing access to the utility room with WC off
- Farm office with separate door to the front and adjoining double garage
- Principal double bedroom with en-suite shower room and fitted cupboards
- Three further double bedrooms with fitted cupboards
- Family bathroom

The property has a good-sized parking area at the front with adjoining lawned garden area.



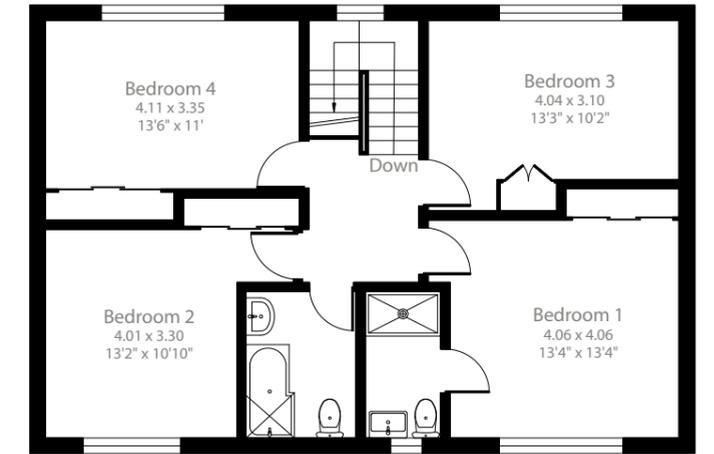
Floor plan

Millford Farm, Rhode Lane, Durleigh, Bridgwater

Approximate area: 1779 sq ft / 165.2 sq m

Garage: 268 sq ft / 24.8 sq m

Total: 2047 sq ft / 190 sq m



First Floor



Ground Floor

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

Renewables

There is a 800kW biomass boiler within building no.3 which was installed in March 2016. This generates a Renewable Heat Incentive (RHI) payment of circa £60,000 per annum. The RHI payments are set to run until 2036. There are also two 199 kW biomass boilers that were installed in May 2014 and generate a Renewable Heat Incentive payment of circa £56,000. The payments are set to run until 2034.

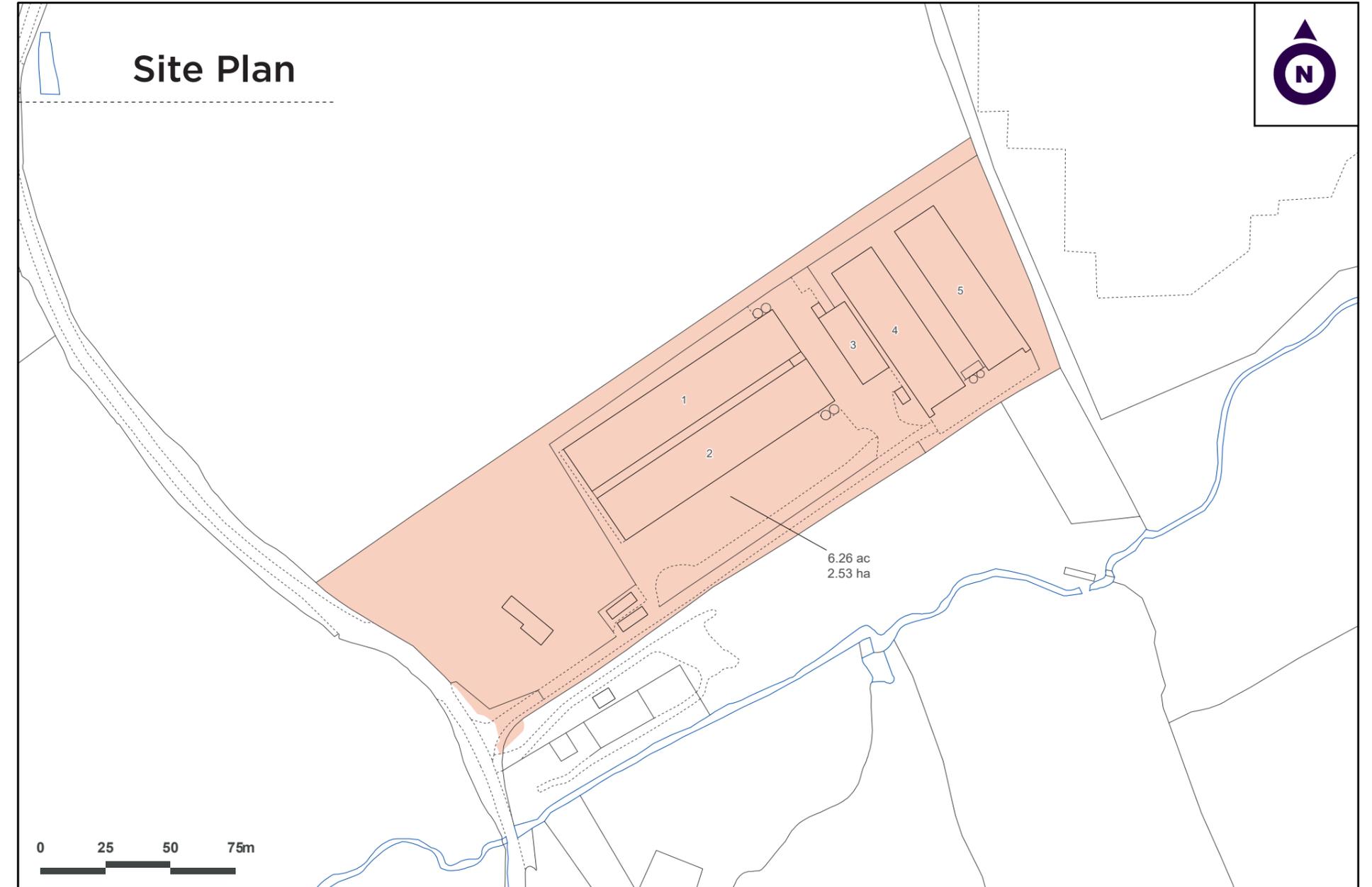
There is a 100kW photovoltaic array on the roof of the building no.2. This was installed in 2018. The Feed-in Tariff (FiT) payments are circa £6,000 per annum, plus cost savings on electricity. The FiT payments are set to run until 2038.



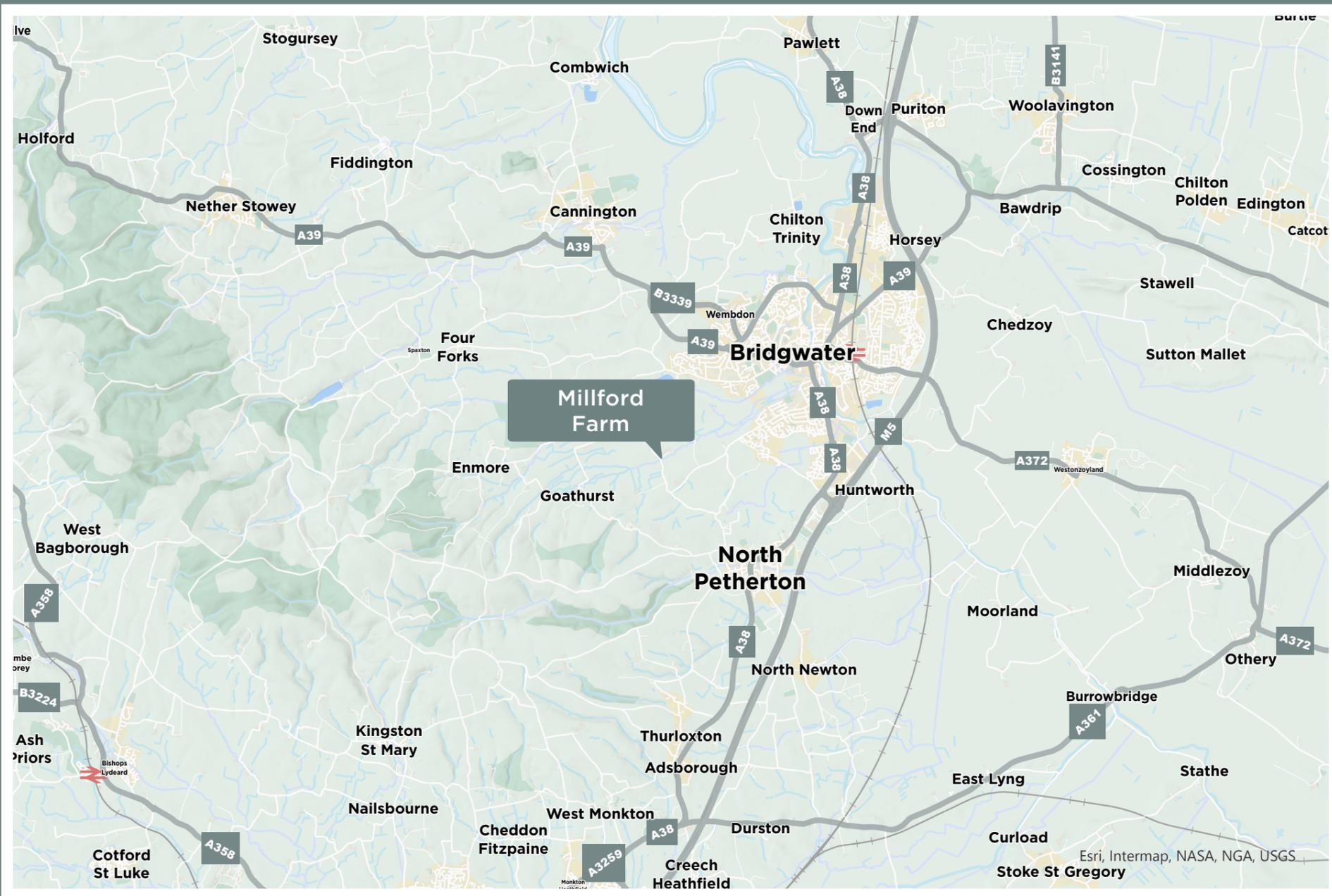
Buildings

No	Description	External Dimensions	Gross External Area
1	Steel portal framed building constructed in 2016 with composite panel insulated cladding and roof, high velocity ridge ventilation, four lines of feeders and six nipple drinker lines. Hortaco fully automated ventilation, heating and feeding systems. Central service room shared with Building 2.	320' x 60'	19,200sqft
2	Steel portal framed building constructed in 2016 with composite panel insulated cladding and roof, high velocity ridge ventilation, four lines of feeders and six nipple drinker lines. Hortaco fully automated ventilation, heating and feeding systems. Central service room shared with Shed 1. There is a solar array on the roof of this building and planning permission exists for the erection of a further identical building to the south.	320' x 60'	19,200sqft
3	Steel portal framed building with part concrete panel and part box profile steel clad elevations used as a woodchip store and biomass boiler room housing the Heizomat 800kW boiler (installed in 2016) and two no. 199 kW Guntamatic biomass boilers (installed in 2014) and associated plant. Lean-to off housing 10,000 litre hot water tank for water from the biomass. In addition, there is a 30,000 litre water tank outside Building 3.	100' x 40' plus 15' x 20'	4,300sqft
4	Timber framed with insulated steel cladding, composite panel insulated steel profile sheet roofs, ridge ventilation with side windows/vents. Four lines of feeders and five nipple drinker lines.	215' x 60'	12,900sqft
5	Timber framed with insulated steel cladding, composite panel insulated steel profile sheet roofs, ridge ventilation with side windows/vents. Four lines of feeders and five nipple drinker lines.	215' x 60'	12,900sqft

There is a staff room between Buildings 4 and 5 providing a WC and sink.
 Planning permission exists for the erection of a fifth poultry building identical to Buildings 1 and 2, to the south of Building 2.







Planning

Consent was granted in 2011 by Sedgemoor District Council (now Somerset Council) for the erection of three no. poultry buildings under application reference 23/11/00006. Two of the three buildings were erected. Permission therefore exists for the erection of the third building.

Services

The property is serviced by mains and borehole water, electricity (three phase), and a sewage treatment plant. There is a biomass boiler heating the poultry buildings with back-up LPG heating and back-up generators if required. The farmhouse has LPG-fired central heating.

Health & Safety

Potential purchasers should take particular care when inspecting the property being conscious of sudden movements from farm machinery which may be operating at the time of inspection, particularly in and around the farm buildings.

EPC

Millford Farmhouse has an EPC rating of B.

Local Authority

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

Viewings

Viewings are by appointment only with the selling agents, Carter Jonas.

Directions

Heading from Bridgwater toward the Quantock Hills on Spaxton Road, turn left onto Enmore Road signed Goathurst, Enmore, Bishops Lydeard, and Taunton. At the sharp right-hand bend, take the second turning on the left, signed North Petherton. The entrance to Millford Farm will be found on the left-hand side after about 1/2 a mile.



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Taunton

07920 418287 | jack.mitchell@carterjonas.co.uk

07717 727274 | david.hebditch@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

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