

# BARN FOR CONVERSION WITH LAND

## MERRYFIELD LANE, DOULTING, BA4 4RF



Detailed Planning Permission (Ref.2023/0505/FUL)  
Approx. 0.6 acres (Additional land available by negotiation)  
Informal Tender Midday Friday 15<sup>th</sup> August

View of the barn from the field looking east

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE BARN – BA4 4RF

An opportunity to acquire a building plot comprising a lovely old stone barn with full detailed planning permission for conversion and extension to create a three-bedroom single-storey dwelling with a gross internal floor area of approximately 101.40 sqm (1,091 sqft).

The plot comes with circa 0.24 hectares (0.6 acres) of land to the south running parallel to Merryfield Lane down to the East Somerset Steam Railway line which runs along the southern boundary. The vendor also owns the access track and the land to the north and south of the track (approximately 0.81 ha (2 acres) to the south and 2.02 ha (5 acres) to the north of the track).

The property is located just to the east of Shepton Mallet to the south of the A361, a short distance to the southeast of the village of Doultong.

### SITUATION

The nearby historic market town of Shepton Mallet has a good selection of shops and amenities and the thriving Cathedral City of Wells is about 8 miles to the west, with its many concerts and cultural events and a further range of amenities. The small but increasingly well-known and vibrant towns of Bruton and Frome are also close by, with Frome recently voted as one of the Times “Best Places to Live in Britain”. The Mendip Hills also provide some truly hidden treasures within this undulating countryside. Communications links are excellent with the A303 to London or the Southwest, the A37 to Bristol and Bath and Bristol International airport just to the northwest. The mainline railway station is at Castle Cary with connection to London Paddington. There is an excellent selection of schools for children of all ages within proximity in the surrounding towns including Millfield School, Kings Bruton, Wells Cathedral School and All Hallows at Cranmore.

### VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

## METHOD OF SALE

### For sale by Informal Tender with Best & Final Offers by Midday Friday 15<sup>th</sup> August (Tender Form available).

Guide price of £195,000 for the freehold barn plot highlighted in Red on the aerial view below. The additional land highlighted in blue (circa 2 acres) may be available by separate negotiation – Guide Price £40,000. The land to the north of the access track highlighted magenta, (circa 5 acres) is also within our clients’ ownership and may be available as a separate Lot – Guide Price £75,000.

### SERVICES

We understand that mains water and electricity connections are available nearby and drainage will be via a septic tank and soakaways within the plot. However, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

### PLANNING

Full detailed planning permission (Ref. 2023/0505/FUL) was granted by Somerset Council for conversion and extension of a redundant agricultural barn to a dwelling house off Merryfield Lane, Doultong, Shepton Mallet, BA4 4RF on 27<sup>th</sup> October 2023.

Copies of the plans and planning permission are available.

### CONTACT – REF: 1065/PT/R2



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 01392 879300



Google Aerial View with Approximate Plot Boundary in Red  
& other Land Parcels Highlighted in Magenta & Blue

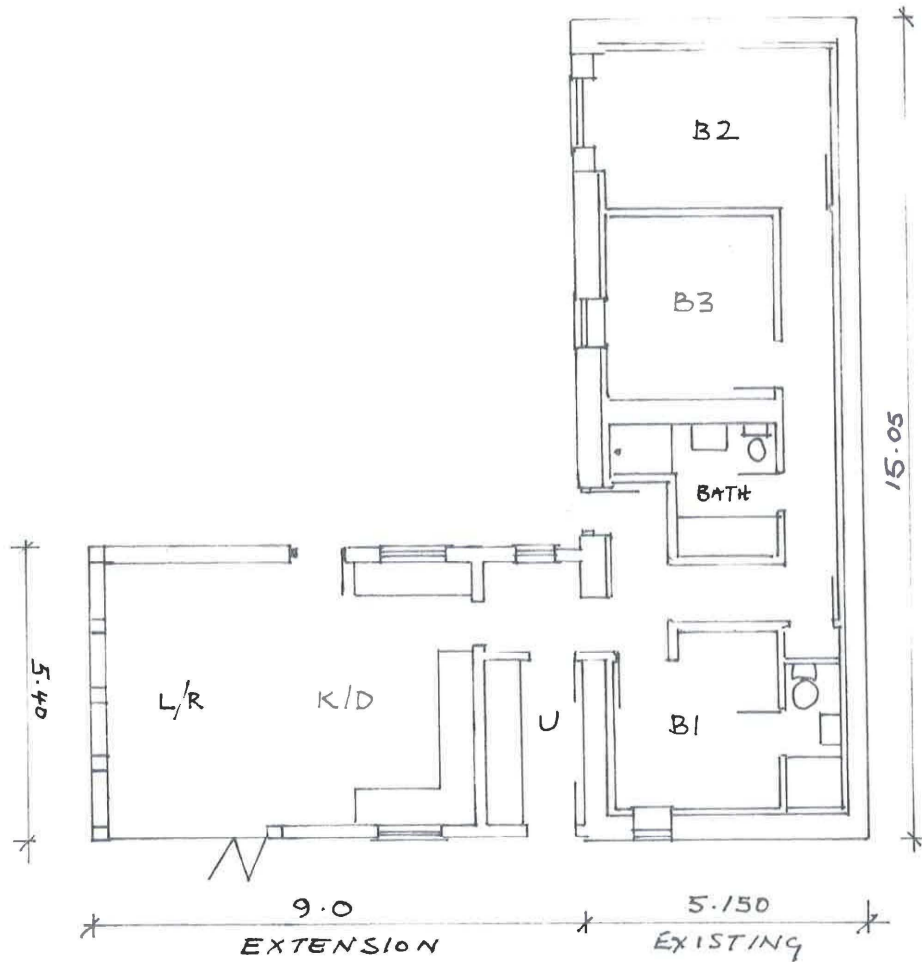




# Approved Site Layout & Floor Plan (not to scale)

0 5 10

PROPOSED FLOOR PLAN 1:100



PROPOSED CONVERSION OF EXISTING BARN AND THE CONSTRUCTION OF A SINGLE STOREY EXTENSION TO FORM A 3 BEDROOM RESIDENCE ADJACENT TO 61/62 MERRYFIELD LANE, DOULTING.

BB02 SCALE 1:100

61 & 62 MERRYFIELD LANE

PRIVATE TRACK

MERRYFIELD LANE

EXISTING

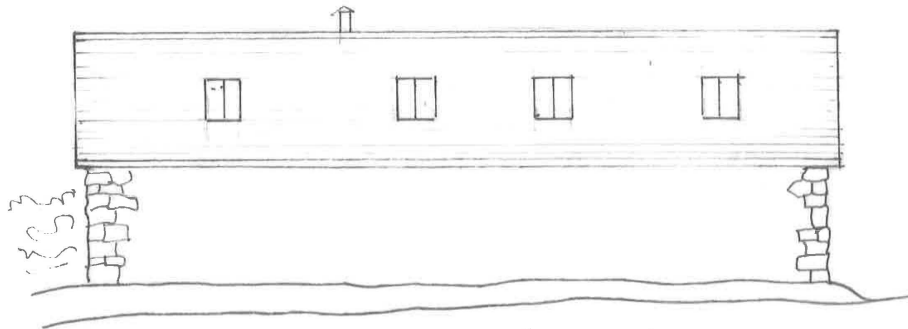
EXTENSION

SEPTIC TANK

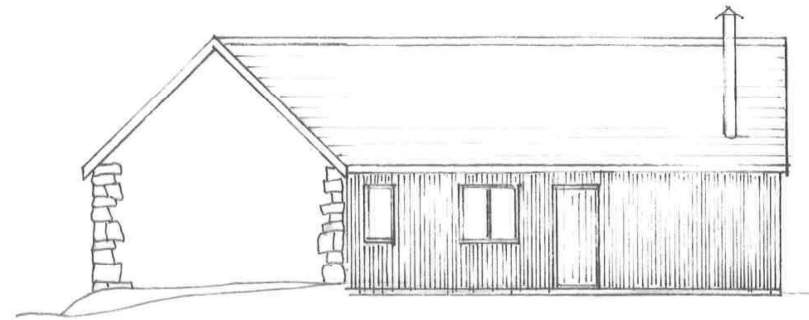
BLOCK PLAN 1:200

0 4 8 12 16

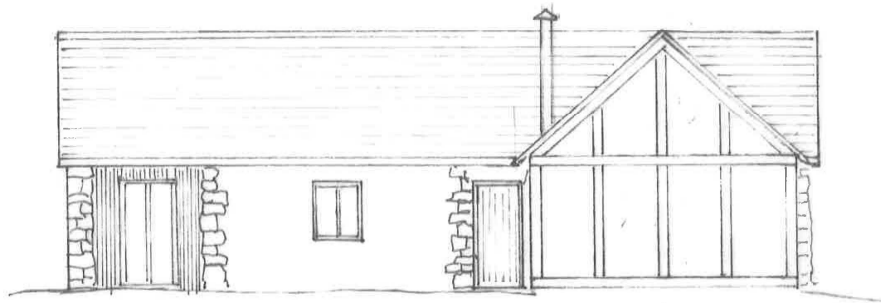
## Approved Elevation Plans (not to scale)



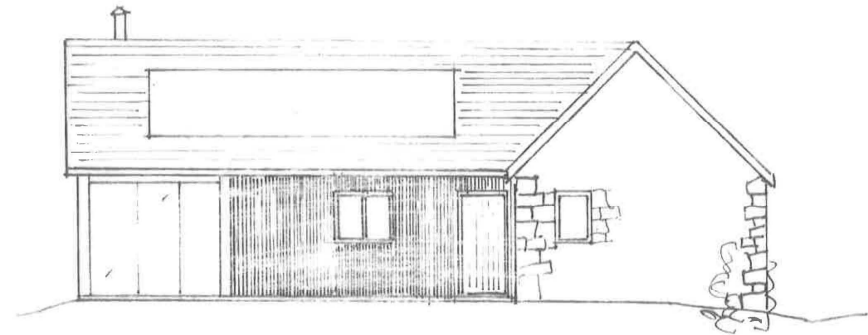
PROPOSED EAST ELEVATION (ROADSIDE)



PROPOSED N ELEVATION



PROPOSED WEST ELEVATION

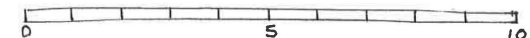


PROPOSED SOUTH ELEVATION.

### CONSTRUCTION NOTES

EXISTING BARN, WALLS DOULTING STONE REPAIRED AND REPOINTED, ROOF SLATES WITH CONSERVATION ROOF LIGHTS TO EAST ELEVATION.  
NEW EXTENSION TIMBER FRAMED & TIMBER CLADDING.  
OAK FRAMED FULLY GLAZED WEST ELEVATION.  
EXPOSED OAK TRUSSES AND PURLINS TO SUPPORT WARM ROOF WITH SLATE COVERING A.S. BARN  
HEATING & H.W. VIA AIR SOURCE HEAT PUMP & UNDER FLOOR HEATING THROUGHOUT. SOLAR PANELS AND/OR WIND TURBINE TO SUPPLEMENT ELECTRIC SUPPLY

SCALE 1:100



PROPOSED CONVERSION OF EXISTING BARN AND THE CONSTRUCTION OF A SINGLE STOREY EXTENSION TO FORM A 3 BEDROOM RESIDENCE ADJACENT TO 61/62 MERRY FIELD LANE, DOULTING. BA4 4RF

BB03





SOUTHERN  
LAND PARCEL  
(BLUE)

NORTHERN  
LAND PARCEL  
(MAGENTA)

BARN PLOT

Aerial Image looking from the East with barn plot approximately outlined





BARN PLOT

Aerial Image looking from the West





View of the barn and access from Merryfield Lane





# TENDER FORM AND TENDER CONDITIONS

## BARN & LAND AT MERRYFIELD LANE, DOULTING

TENDER FORM – COMPLETE ALL SECTIONS IN FULL  
*Important – read conditions overleaf prior to completing this form.*

Full Name(s)

Correspondence  
Address

.....

.....

EMAIL:

Contact Telephone Numbers :

Daytime

Mobile

Tender bid amount **subject to contract**

Figures

£

Words

### Separate Bids for the Land Parcels:

Bid for the approx. 2 acre area: £

Bid for the approx. 5 acre area: £

### SOLICITORS DETAILS

Name of Firm..... Person Acting .....

Address .....

..... Telephone Number .....

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)

Date

Signed (second applicant)

Date

Please return this form in a plain sealed envelope marked "TENDER – Doultong Barn & Land" to the vendors agents KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB (Attn: Philip Taverner) by Midday Friday 15<sup>th</sup> August 2025. Alternatively email this completed form as an attachment to philip@klp.land with the Subject line "TENDER – Doultong Barn & Land" and your contact details in the body text of the email. Tenders will be opened after midday on Friday 15<sup>th</sup> August 2025.



**Financial Position – Please provide proof of funding:**

Borrowing?	How much?	
	Which bank?	
	Which Building Society?	
	Which other source?	
Selling a property?	Address of property	
	Position – Not yet on market, For Sale, Sale Agreed?	
	Agent name & number	

**TENDER CONDITIONS**

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Friday 15<sup>th</sup> August 2025**. Forms must be completed in full.
2. Tenders must be enclosed in a plain sealed envelope marked “**TENDER – Doultong Barn & Land**” and delivered to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Philip Taverner**. Alternatively email this completed form as an attachment to [philip@klp.land](mailto:philip@klp.land) with the Subject line “**TENDER – Doultong Barn & Land**” *and your contact details in the body text of the email. All tenders will be opened after midday on Friday 15<sup>th</sup> August 2025.* Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agents offices or via email prior to the specified date and time. Proof of posting will not be accepted.
3. Tenders will not be opened until after the closing time for tenders.
4. The vendor does not undertake to accept the highest or any tender.
5. The vendor does not undertake to disclose the identity or sale price of any successful tender.
6. No tender will be entertained unless it is both unqualified and of a fixed specific amount.
7. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of eight weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within eight weeks, then the vendor reserves the right to withdraw from the sale.
8. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.
9. We will inform you of the sellers decision as soon as we can.

**IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.**



**KITCHENER LAND AND PLANNING  
NEWCOURT BARTON, CLYST ROAD  
TOPSHAM, EXETER, EX3 0DB**

**Tel : 01392 879300**

**Mob. 07866 522910 – Philip Taverner**

**email : [philip@klp.land](mailto:philip@klp.land)**

**[www.klp.land](http://www.klp.land)**