

BARN FOR CONVERSION WITH c.3.84 HA / c.9.5 ACRES

KNAPP NORTH CURRY SOMERSET TA3 6BE



- Application 24/25/0019/CQ – Deemed Approval 19 August 2025
- Stunning location, lovely countryside views
- Offers Invited - Guide £300,000

view over barn for conversion (left), outbuilding and land, looking west



THE BARN FOR CONVERSION

KLP are delighted to offer this barn for conversion with deemed approval dated 19 August 2025 and with a land parcel extending to c.3.84 hectares/c.9.5 acres. Formerly part of Hill Farm, Knapp, the land rises gently from east to west with in the main established hedgerow boundaries. Within the land parcel is a further single storey barn, this barn does not have planning permission.

The application drawings show a one bedroom property with an open plan kitchen/dining/lounge with raised ceilings, which extends according to the plans, to c.484 sqft gross internal area. The approved design incorporates the existing stone wall on the east elevation, the roof and the internal timber frame. Access is derived from the minor road to the east. The barn represents a wonderful opportunity to purchase a standalone development in a beautiful location, overlooking the land parcel included in the sale.

KNAPP, NORTH CURRY

Knapp is a hamlet located within the civil parish of North Curry, in Somerset, situated east of Taunton on the southwestern side of the Somerset Levels. The hamlet is part of the parish, which also includes the village of North Curry, approximately half a mile to the east.

North Curry offers shops, post office, pub, church, and health centre, also a Primary School Ofsted listed as outstanding, 2 cricket teams and a lovely community. Further afield is the county town of Taunton, just 7 miles from Knapp offering superb private schooling, lovely restaurants and shops. The town has great sporting opportunities with the County Cricket Ground, Taunton Race Course and Taunton Polo Club, also incredible trail hunting with the Taunton Vale. Also at Taunton is J.25 of the M5 and a mainline railway station.

PLANNING & TECHNICAL

An application under reference 24/25/0019/CQ was registered by Somerset Council 24 June 2025 for prior approval for the proposed change of use of an agricultural building into 1 No. dwelling (use Class C3) on land adjacent to the junction of West Lane and Westmoor Drive, Hill Farm, Knapp, North Curry.

Subsequently Somerset Council did not make a formal decision within the applicable 56 day period. Zac Ellwood, Interim Area Manager at Somerset Council, wrote to our client 20 August 2025 to advise that "In this instance, because prior approval was obtained under W.11 (c) of Part 3 to Schedule 2 of the GPDO 2015, it is my opinion that the relevant "prior approval date" is the date that prior approval was deemed to have been approved – namely 19 August 2025". You therefore have until 19 August 2028 to complete the development".

A Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

METHOD OF SALE

The plots are offered for sale by Private Treaty - Guide £300,000

VIEWING

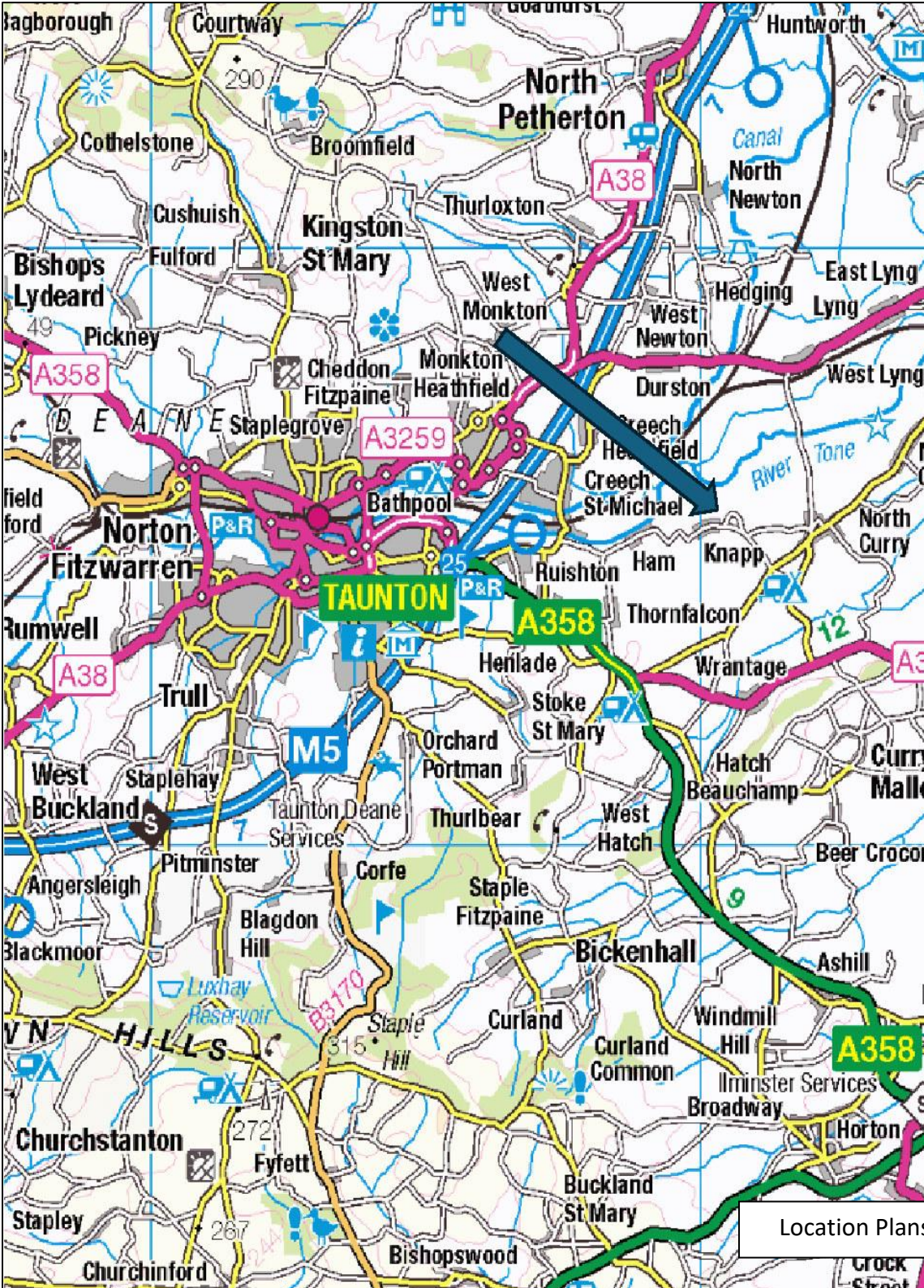
what3words: cave.station,scrapped

Viewing by appointment - Please contact the sole agents KLP to arrange



Contact: Darryl Hendley
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300
Mob. 07850 275265

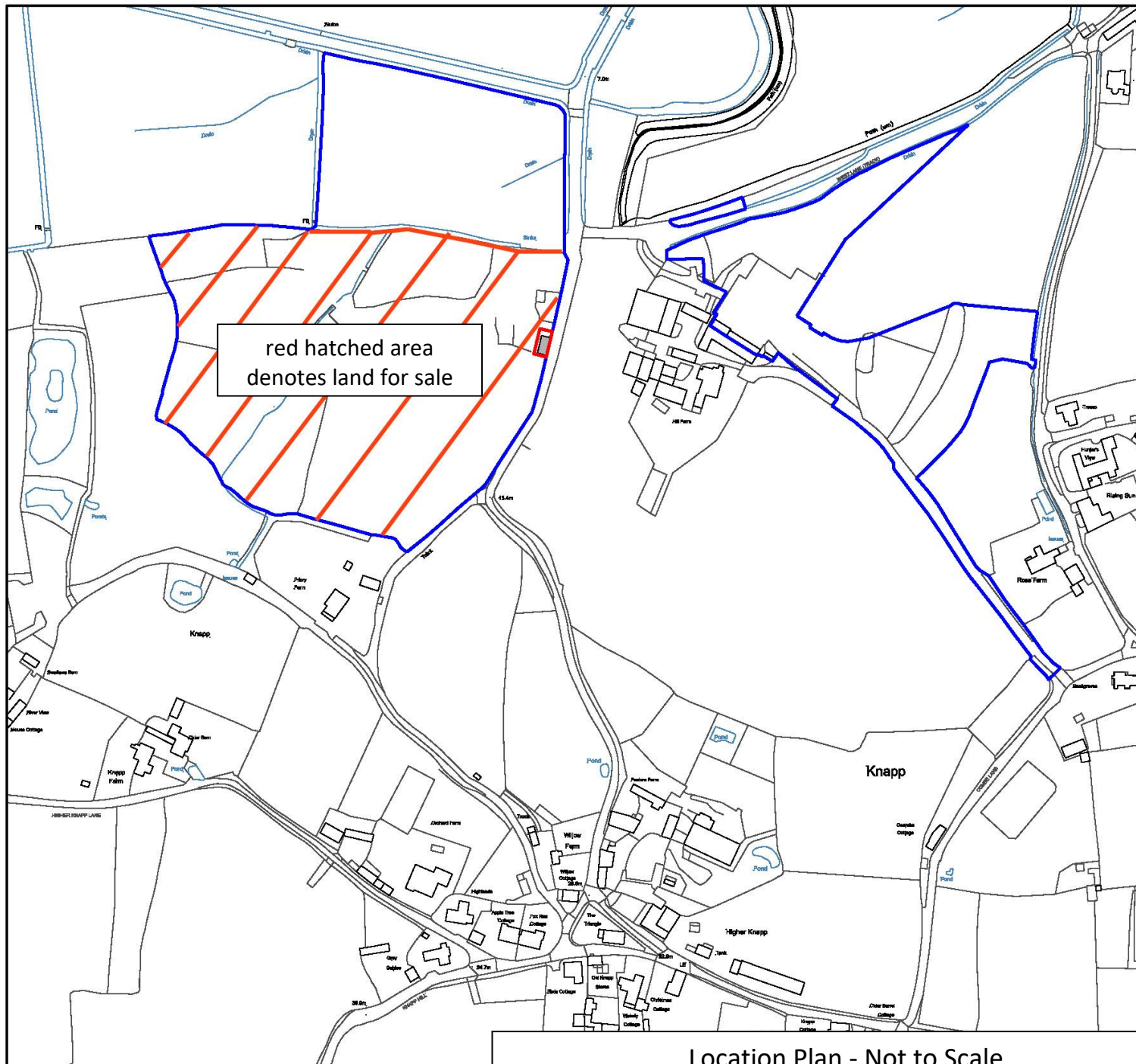
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Location Plans – Not to Scale



view across land site to the south - white line denotes approximate boundary



- APPLICATION BOUNDARY
- OTHER LAND UNDER THE APPLICANT'S OWNERSHIP



FOR PLANNING

REVISIONS:

CLIENT: **MOORHAVEN AGRICULTURAL**

SUBJECT: **FROGWALK, HILL FARM
TAUNTON, TAS 606**

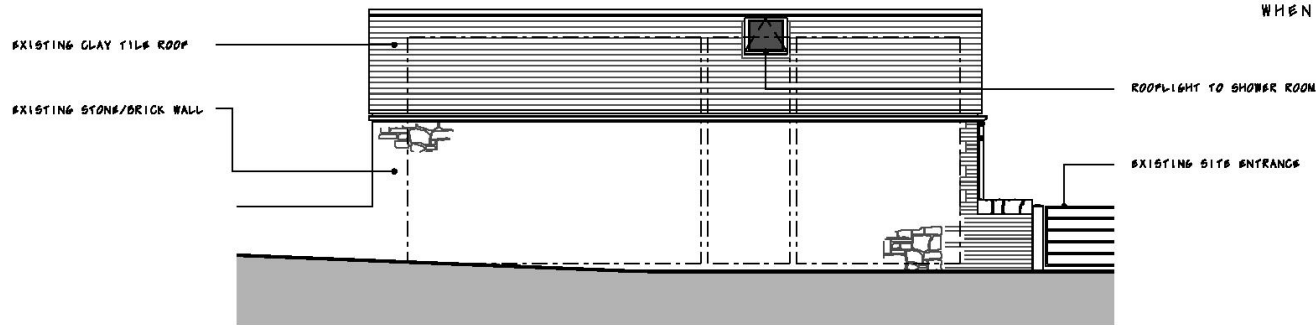
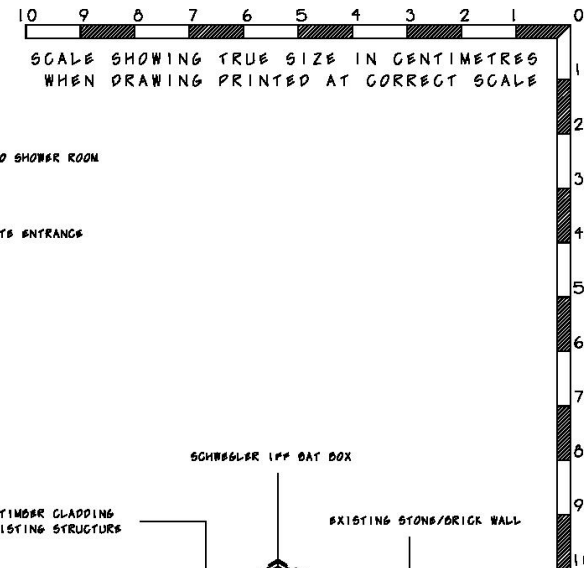
PROJECT TITLE: **LOCATION PLAN**

SCALE: **1 TO 2500 @ A3** DATE: **23-06-25**

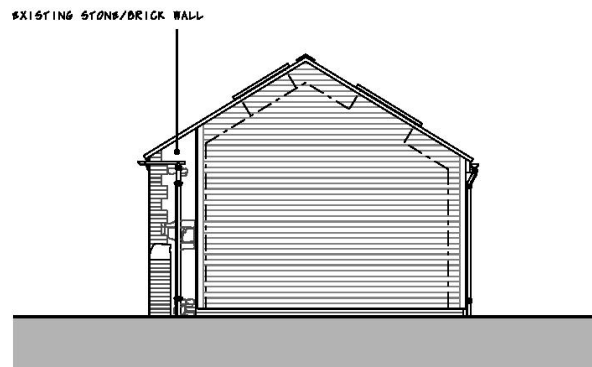
PROJ. NO. **FR06/000** REV.

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DO NOT SCALE

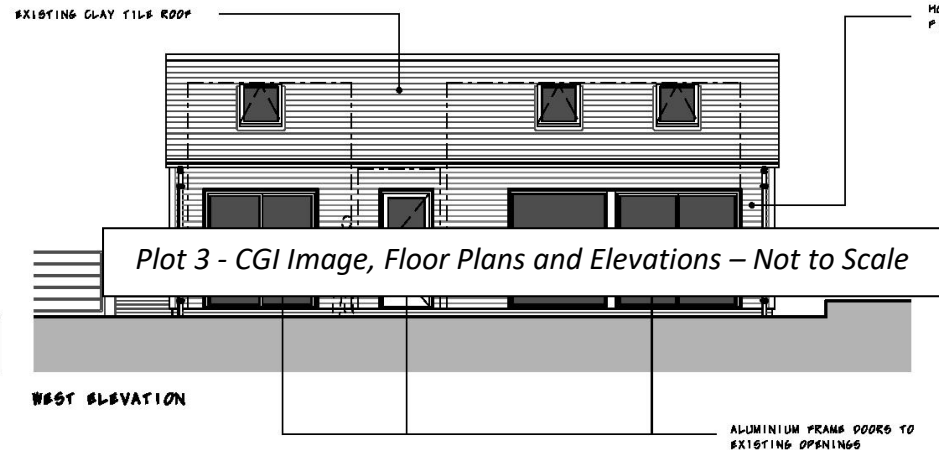
Location Plan - Not to Scale
red hatched area denotes land for sale



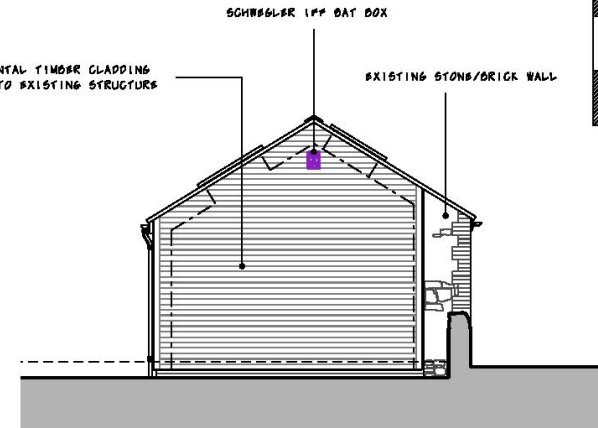
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



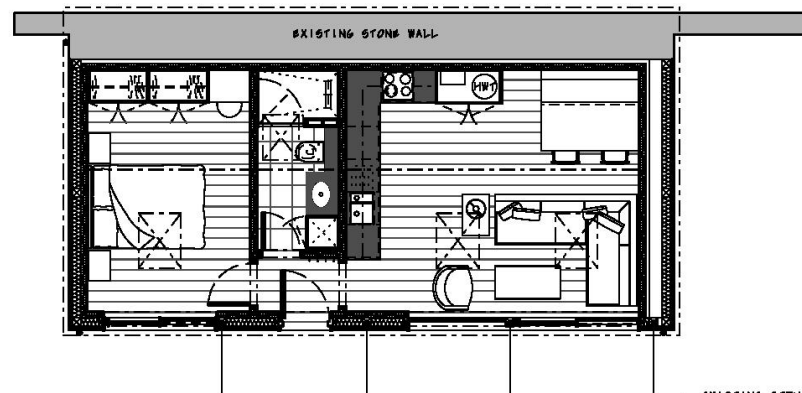
SOUTH ELEVATION

FOR PLANNING

REVISIONS:

PLAN

GIA 45.8M²
BEDROOM 13.55M²
BATHROOM 4.97M²



Proposed Plans and Elevations
Not to Scale

A 22.05.25- FIXED SERVICES CUPB'D ALLOCATED

CLIENT: MOORHAVEN AGRICULTURAL

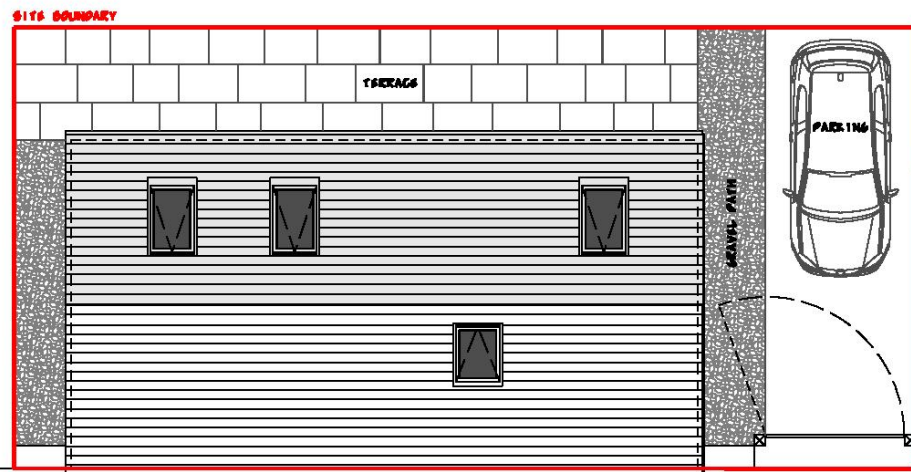
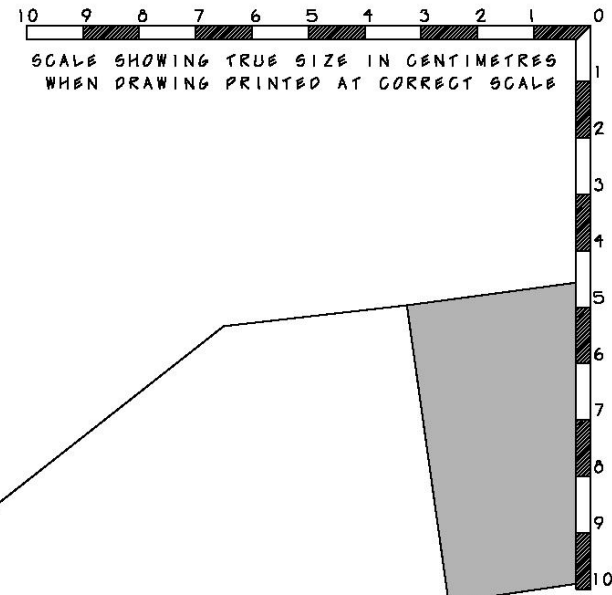
WORK AT: FROGWALK, HILL FARM
TAUNTON, TAS 608

PROJ. TITLE: A5 PROPOSED
PLAN & ELEVATIONS

SCALE: 1 TO 100 @ A3 DATE: 15-05-25

PROJ. NO. PR06/101 REV. A

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OF THE SCALE



FOR PLANNING

REVISIONS:

Proposed Roof and Landscape Plan
Not to Scale

CLIENT:	MOORMAVEN AGRICULTURAL		
WORK AT:	FROGWALK, HILL FARM TAUNTON, TA3 6BB		
PROJ. TITLE:	A6 PROPOSED ROOF & LANDSCAPE PLAN		
SCALE:	1 TO 100 @ A3	DATE:	25-06-25
PROJ. NO.	PRO6/102	REV.	
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barn for conversion