



Buildings & Yard, Hayes Road,
Compton Dundon, TA11 6PF
Guide Price £750,000 Freehold



COOPER
AND
TANNER



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- **Former horticultural buildings**
- **Approx. 27,500 sqft**
- **Hard surfaced yards**
- **0.67ha / 1.65 acre total site**

Description

A former horticultural site providing an extensive range of commercial warehouse buildings and yards well suited to a range of light industrial, warehouse or similar uses. The accommodation is arranged over six, mainly connected, buildings on a sloping site.

Offices - 120 sqm | 1,292sqft

Two offices with staff kitchen, two WCs and shower room.

Building 1 - 440 sq m | 4,736sqft

Steel portal-frame building with half-height blockwork, office and WC. Eaves: 3.6 m | Ridge: 5.9 m

Building 2 - 358 sqm | 3,853sqft

Access through to the yard. Eaves: 3.7 m | Ridge: 5.9 m

Building 3 - 249 sqm | 2,680sqft

Monopitch building. Height: 2.5 - 4.8 m

Building 4 - 168 sqm | 1,808sqft

Height to timber beam: 4.8 m

Building 5 - 103.5 sqm | 1,115sqft

Workshop (70.9 sqm, 763sqft) with rear store (32.6sqm, 351sqft). Monopitch. Height: 3.4 - 4.0 m

Building 6 - 1,116 sqm | 12,012sqft

Open fronted steel portal frame barn with half-height blockwork. Eaves: 7.3 m | Ridge: 8.5 m

The buildings are of mixed ages generally comprising of steel portal frame buildings with part block or concrete panel elevations with profile metal cladding and asbestos [assumed] roofing sheets. They would benefit from improvement and show signs of their age and historic use but remain generally sound and offer scope for a range of uses and potential adaptation.

Location

Situated in a rural yet accessible location off Hayes Road, Compton Dundon approximately 2 miles south of Street and 3.5 miles north of Somerton. Surrounded by sporadic mixed uses.

Planning Matters

Interested parties should satisfy themselves regarding historic, existing or potential future planning opportunities.

VAT

We understand that the property is not elected for VAT.

Tenure

Freehold. Vacant possession on completion.

Taxation

Business Rates – Rateable Value £28,500. (Not rates payable). Stated area 1,668.48sqm.

Method of Sale, Rights & Overage

Available for sale by Private Treaty. The property will be sold free from any uplift provisions for alternative uses. The vendor will retain a right of access on foot across the area identified blue. The property will benefit from vehicular rights of access swing over the entrance as identified shaded pink and will benefit from, on foot, means of escape and access for maintenance as identified green on the plan.

Energy Performance Certificate

TBC

Viewings

Strictly by prior appointment with either joint selling agent.

Services

We understand that mains electricity including 3 phase is connected to site. The purchaser will be responsible to install a new private drainage supply within 6 months from completion. The Vendor is arranging for a separate new mains water supply prior to completion.

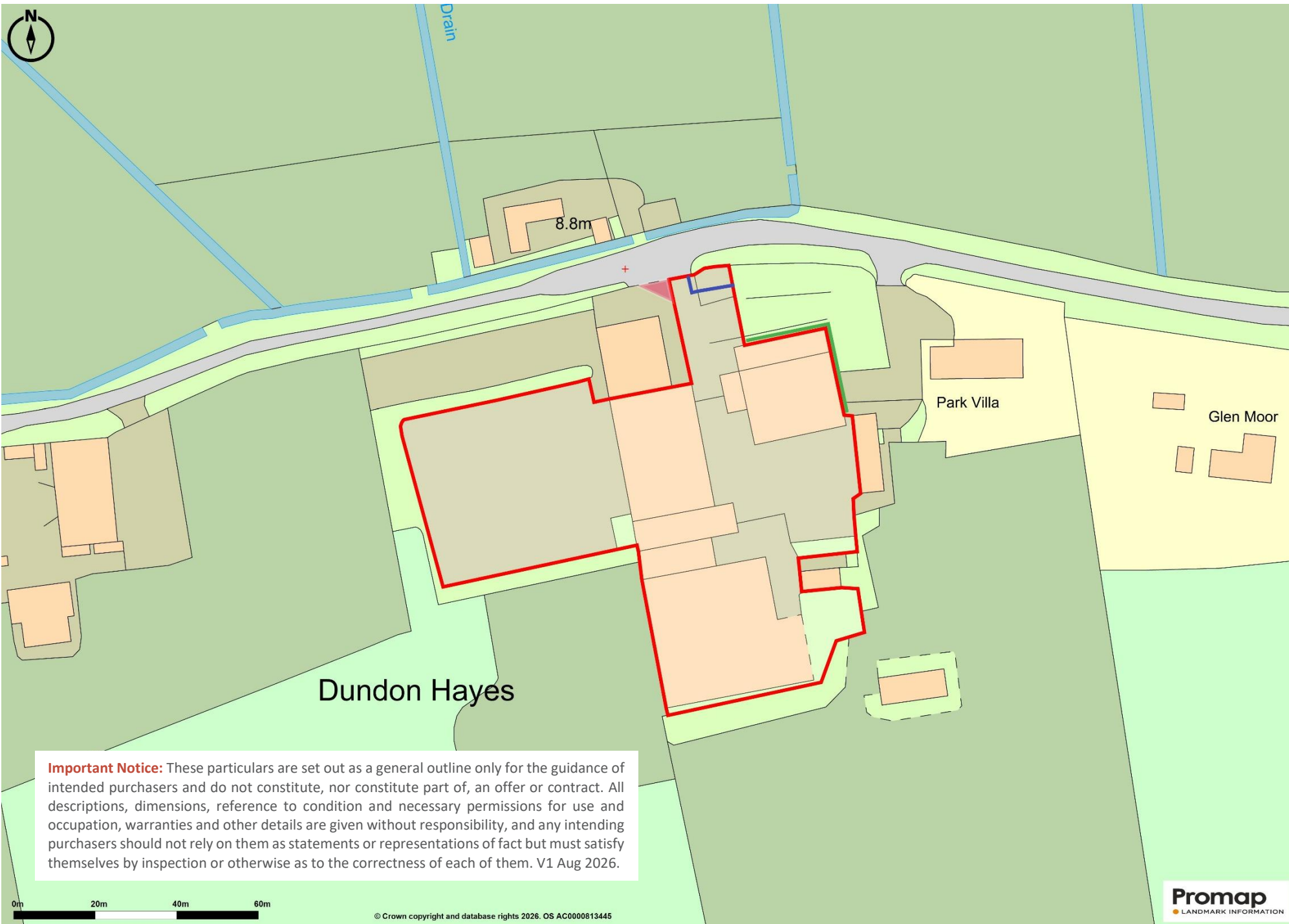
Asbestos

An asbestos survey has been commissioned and will be available upon request.



What3Words Location: [///worms.these.occurs](#)





Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. V1 Aug 2026.



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