

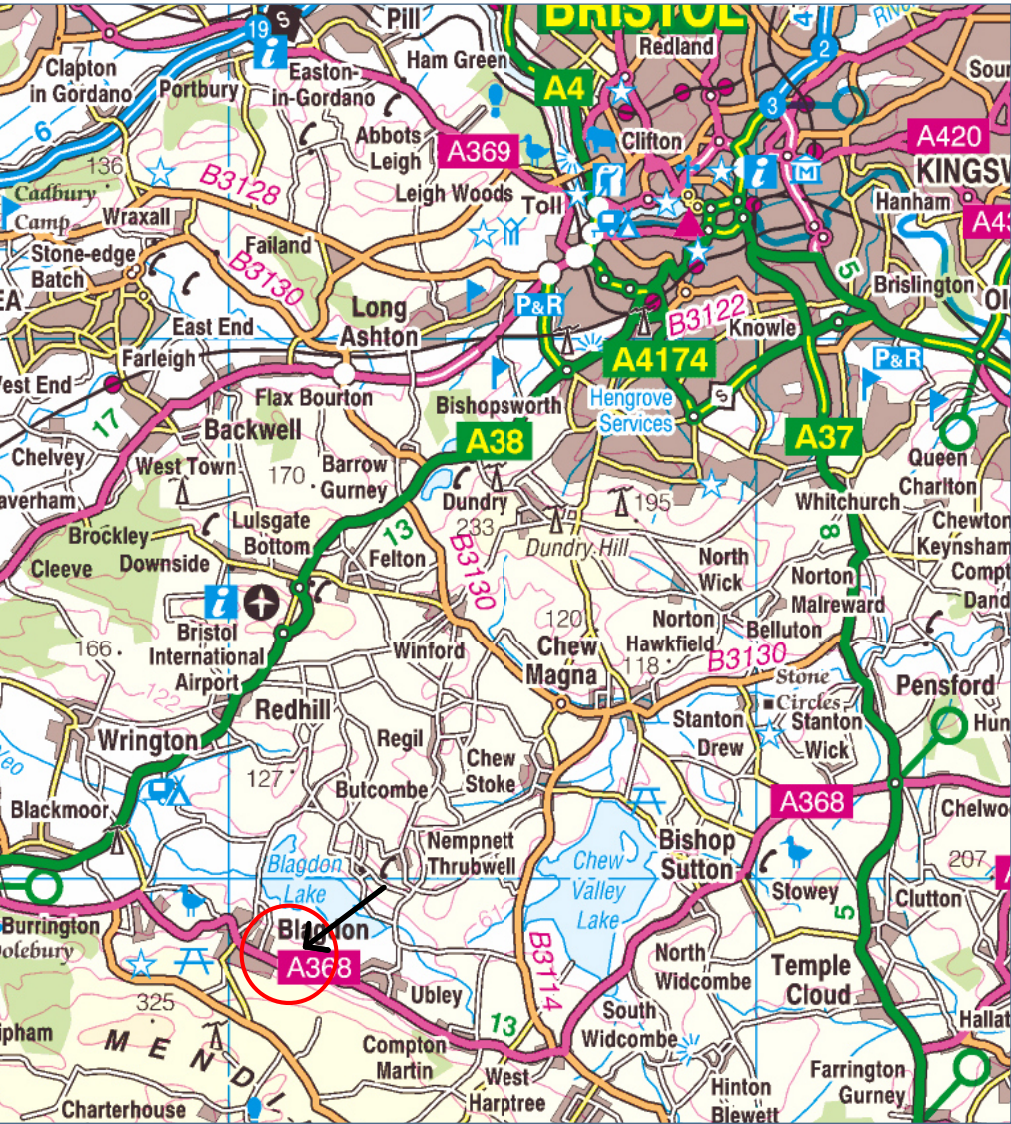


LOWER HILL FARM, BATH ROAD, BLAGDON, BRISTOL,  
NORTH SOMERSET BS40 7SD

OFFERS IN EXCESS OF £1,000,000



# LOCATION PLANS





# THE PROPERTY

LANDOWNERS' AGENT



SWORDERS

Runmwell Hall,  
Runmwell,  
Taunton  
TA4 1EL  
T: 01823 426500  
E: [lucy.back@sworders.com](mailto:lucy.back@sworders.com)  
E: [abigail.lewis@sworders.com](mailto:abigail.lewis@sworders.com)

LANDOWNERS' SOLICITORS



MICHELMORES

Broad Quay House,  
Broad Quay,  
Bristol  
BS1 4DJ  
T: 0117 906 9340  
E: [kate.higgins@michelmores.com](mailto:kate.higgins@michelmores.com)

Lower Hill Farmstead comprises a detached 5 bedroom dwelling, laid out over three floors, taking full advantage of the views over Blagdon Lake. The Farmhouse, which was built over 100 years ago, is now for sale for the first time. The property would benefit from modernisation in some areas. The farmstead also includes a large range of traditional farm buildings with planning potential, subject to gaining the necessary consents.

The site extends to approximately 2.54 acres in total.

\*\*\*Please note, the property does not form part of the Coombe Lodge Estate \*\*\*

- First time on the Market
- Wonderful Location
- Barns with Planning Potential (STP)
- 5 Bedroom Farmhouse
- 2.54 Acres
- Bristol Airport 6 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY

# THE SITE



Lower Hill Farmstead offers the opportunity to acquire a 5 bedroom farmhouse, now in need of some modernisation and a range of traditional farm buildings with planning potential to convert (STP), sitting in a generous plot, offering a rare opportunity for development in the Blagdon area.

## LOCATION

The property is located on the edge of the village of Blagdon in a picturesque rural location with views over Blagdon Lake, situated approximately 12 miles south of Bristol and 20 miles west of Bath. Blagdon itself has good level of local amenities including a primary school, village club, church, two pubs, café, village store & post office, with excellent secondary schools available nearby. Both Bristol and Bath provide more extensive amenities, with transport connections both nationally and globally via Bristol Airport, train station and the M4 and M5 motorways in easy reach.

## DIRECTIONS

From Bristol take the A38 passing Bristol Airport and after approximately 5 miles turn left onto the A368. Follow this road through the village of Blagdon, passing the village shop and school and the property will be shortly on your left hand side, at the far end of the village. The property will be identified by a For Sale Board.

## LOWER HILL FARM FARMHOUSE

The five bedroom detached dwelling set within mature gardens and offers extensive views over Blagdon Lake. On the ground floor the accommodation includes a kitchen/breakfast room, dining room, two reception rooms (both with wood burning stoves) and utility. On the first floor there are five bedrooms with a family

bathroom and separate shower room. There is also a large basement with WC, boiler room and extensive storage. To the front of the property there is a large gravelled driveway with parking for several cars. Mature gardens are laid to the side and partly to the front of the property. The house benefits from many traditional features, with a large wooden staircase and fireplaces throughout the property providing a wealth of character.

Totalling: 156 sq. meters

## TRADITIONAL FARM BUILDINGS

To the rear of the property there is a U-shaped configuration of buildings, comprising mostly single storey but part two storey. The buildings are of traditional stone construction with brickwork detail, they benefit from existing archways and plenty of openings facing inwards and to the rear of the buildings providing views of Blagdon Lake.

Totalling: 558 sq. meters

## THE SITE

The site is relatively level and extends in total to approximately 2.54 acres, providing plenty of space for alternative uses and associated requirements (STP). PLEASE NOTE: The modern buildings currently on the site are to be removed by the outgoing tenant and it has been agreed they have holdover to remove these until 25 December 2022, please see the site plan which identifies the buildings hatched black which are to be removed.

The area hatched red at the front of the property on the enclosed sale plan, requires the Purchaser to not impede sight lines to the land retained by the Vendors. The Vendor retains the right to maintain this area, at no more than 1m in height for a depth of 1.5m





# PROPOSED SALE PLAN



TOTAL AREA - 2.54 ACRES

SURVEYED MEASUREMENTS

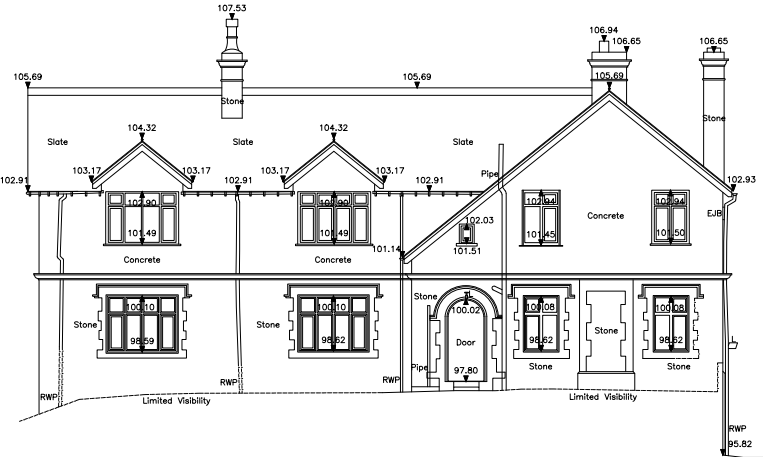
- 1 - 156 SQM
- 2 - 107 SQM
- 3 - 451 SQM



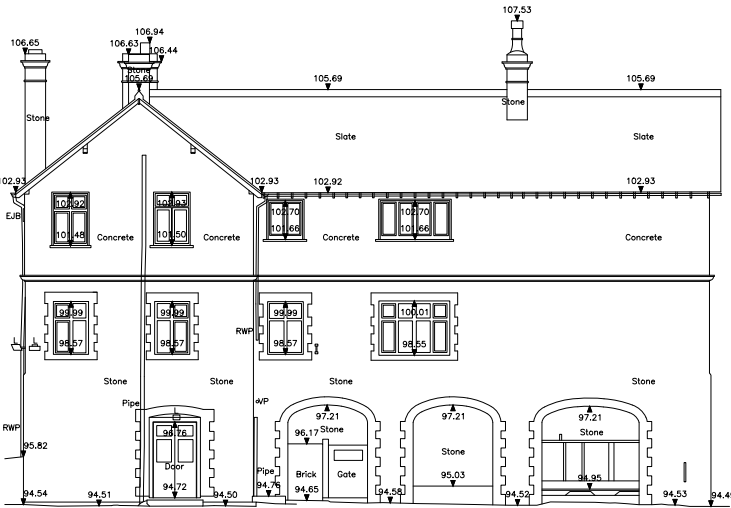


# LOWER HILL FARMHOUSE

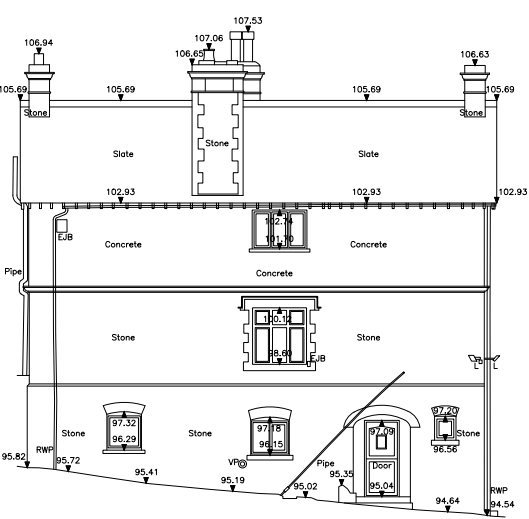
SOUTH ELEVATION (FRONT)



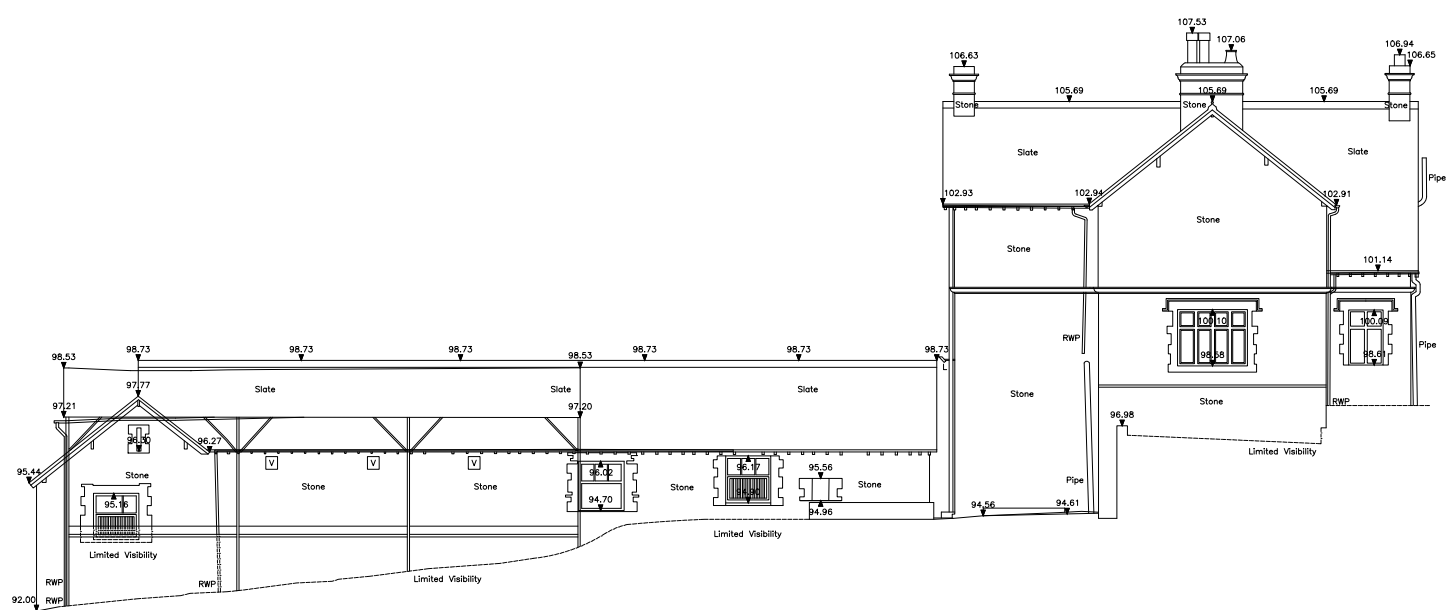
NORTH ELEVATION (REAR)



EAST ELEVATION



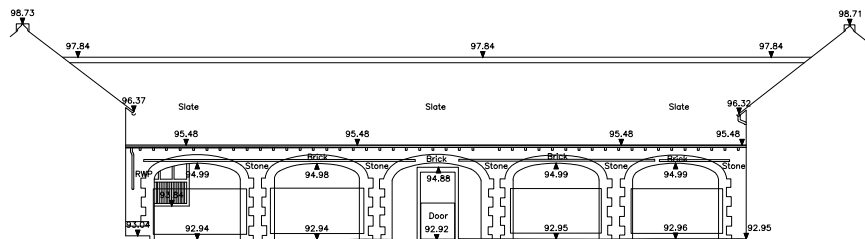
WEST ELEVATION



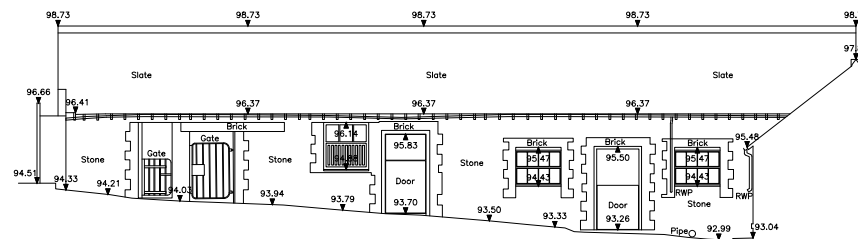


# TRADITIONAL FARM BUILDINGS

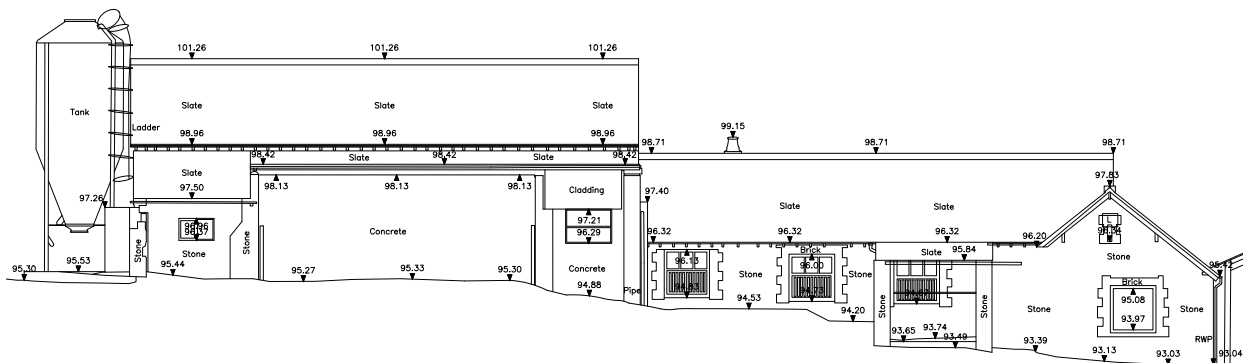
SOUTH ELEVATION



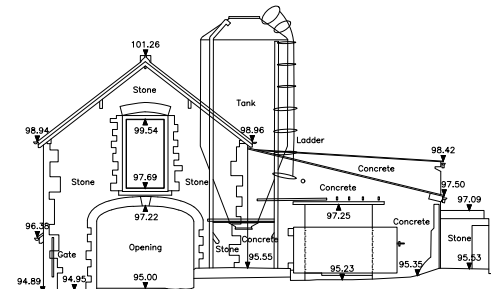
EAST ELEVATION



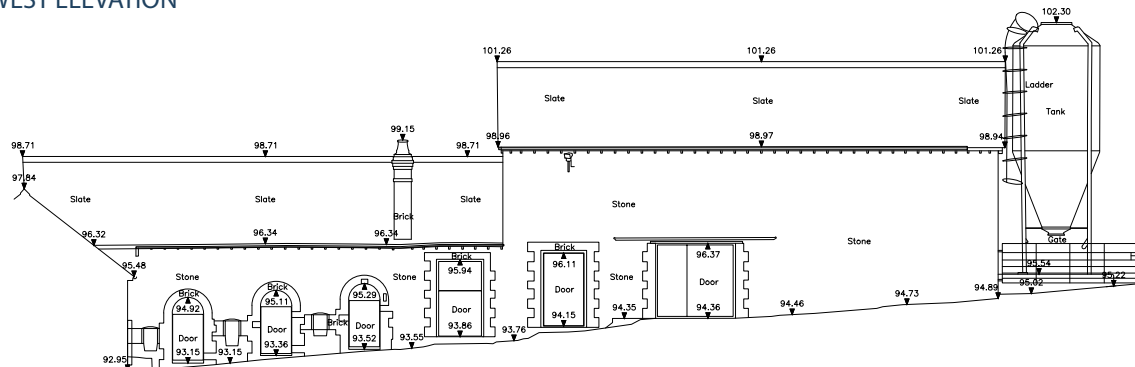
EAST ELEVATION



SOUTH ELEVATION

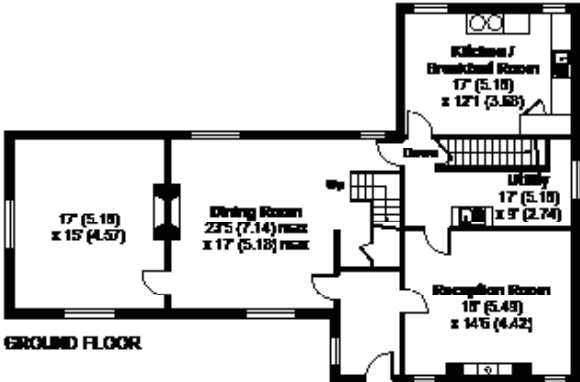
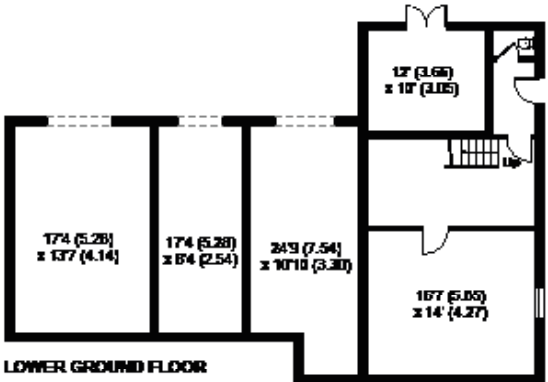
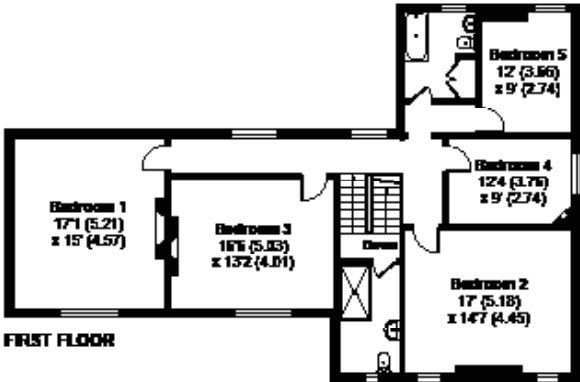


WEST ELEVATION





# LOWER HILL FARMHOUSE FLOOR PLANS



# FURTHER SITE INFORMATION

## ADDITIONAL INFORMATION

Measured surveys of the farmhouse & traditional buildings have been undertaken. The purchaser will be required to contribute £2,000 plus VAT towards the cost of this survey data being transferred to them.

## SERVICES

Mains Electricity, Mains Water and Mains Drainage.

## TENURE AND OCCUPATION

The property is freehold and will be offered for sale with vacant possession. The existing tenants are vacating the property by agreement with the Landlords, with vacant possession will be available from the 29 September 2022. The outgoing tenant has holdover to remove the modern buildings from the site 25 December 2022.

## OVERAGE

An Overage Clause is applied to the sale of the Property. The Overage Clause applies to the entire site and will be triggered on grant of planning (or other consent) for anything more than four dwellings or agricultural use. Uplift will be imposed for a period of 35 years, chargeable at 35% of the increase in value attributed to the planning consent, payable on disposal or implementation, whichever is sooner

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefits of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these Particulars.

## SPORTING AND MINERAL RIGHTS

The site is assumed to own all Sporting and Mineral Rights and are therefore included within the sale as far as possible.

## BOUNDARIES

The purchaser will be required to erect and thereafter maintain a stock proof fence between points A-B-C and D-E within three months of completion, with a post, rail and pig netting stock proof fencing. The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

## EPC

The Energy Performance Certificate (EPC) for Lower Hill Farmhouse is F.

## COUNCIL TAX

The Council Tax Band for Lower Hill Farm is E.

## VAT

The sale will not attract VAT, however, the Vendors reserve the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

## GENERAL INFORMATION

North Somerset District Council – 01934 888 888

Somerset County Council – 0300 123 2224

## VIEWING

Strictly by appointment only with the Vendors' Joint Agents.

T: 01823 425 500

E: Lucy.back@sworders.com

E: Abigail.lewis@sworders.com

## IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any 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 their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings have been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and their address to the Selling Agents.

Photographs taken: May & June 2022

Aerial photographs taken: June 2022

Particulars prepared: June 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F	27   F	
1-20	G		





SURVEYORS | PLANNERS | ARCHITECTS

Rumwell Hall, Rumwell, Taunton TA4 1EL T: 01823 426 500 [www.sworders.com](http://www.sworders.com)