



Brent Knoll

NANCEKIVELL&CO



Upper Battleborough Farm, Brent Knoll, Somerset, TA9 4HJ

GUIDE PRICE £1,200,000

- Bungalow with AOC
- Extensive Farm Outbuildings
- Huge Planning Potential
- Iconic setting overlooking the somerset levels
- Swimming Pool
- Private Driveway
- Extensive Views
- 32 Acres Agricultural Land



AN ATTRACTIVE SMALLHOLDING SET BETWEEN HIGHBRIDGE AND WESTON SUPER MARE WITH EASY ACCESS TO THE A38 AND M5 MOTORWAY COMPRISING A 4 BED DETACHED AGRICULTURALLY TIED BUNGALOW SET IN A SOUTH FACING ELEVATED POSITION TOGETHER WITH AN EXTENSIVE RANGE OF AGRICULTURAL OUTBUILDINGS WITH PLANNING POTENTIAL AND 32 AC ACRES OF ADJACENT PASTURE ALL WITH A PRIVATE ROAD ACCESS OFF THE A38.

DIRECTIONS

From J22 M5 take the Weston Super Mare Turning then turn North on to the Bristol road at the next Roundabout where the entrance to the property will be found on the left hand side opposite Ogilveys Cafe.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell 07770 966372 or Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

THE BUNGALOW

The bungalow which enjoys lovely South and West Views has the four bedrooomed accommodation conveniently arranged with a large loft area which may be convertable subject to planning. There is a swimming pool front garden and a good sized paddock below the property along with access along a new driveway from the A38.

THE FARM BUILDINGS

These are located at the end of a to be constructed private driveway and hold out the speculative prospect of parts being converted to residential use under the class Q planning regulations. The total floor area of the buildings is in excess of 19,000 sq ft and there is a separate elec supply. Building one (South) measures 90ft by 60ft, Building two 45 ft by 30ft Building three 80ft by 30 ft and Building four (North) 90ft by 50ft. The buildings are approached over a concrete yard area with ample parking and turning.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.





THE LAND 32 Acres

The land associated with the dwelling surrounds the property and forms the lower south West part of the Brent Knoll land mark which is a small 480ft hill clearly visible from the M5 Motorway. The land is mainly down to permanent pasture apart from 3 acres of naturally Regenerated woodland and is subdivided by wire fences into smaller paddocks which flow down from Brent Knoll to the A38 where there is PP for a new private driveway. The land mainly faces South and West and there are wonderful views from the upper parts of the property right across the Somerset levels and away to the Mendip and Quantock hills.

LOCAL AUTHORITY

www.sedgemoor.gov.uk

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

PLANNING

The agricultural buildings may have potential for a change of use to residential under the Class Q regulations. The bungalow is subject to an Agricultural Occupancy Condition.

SERVICES

Mains electricity, private water supply, septic tank drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession.

LOTTING

The property can be purchased as a whole or in lots please contact the sole agents.

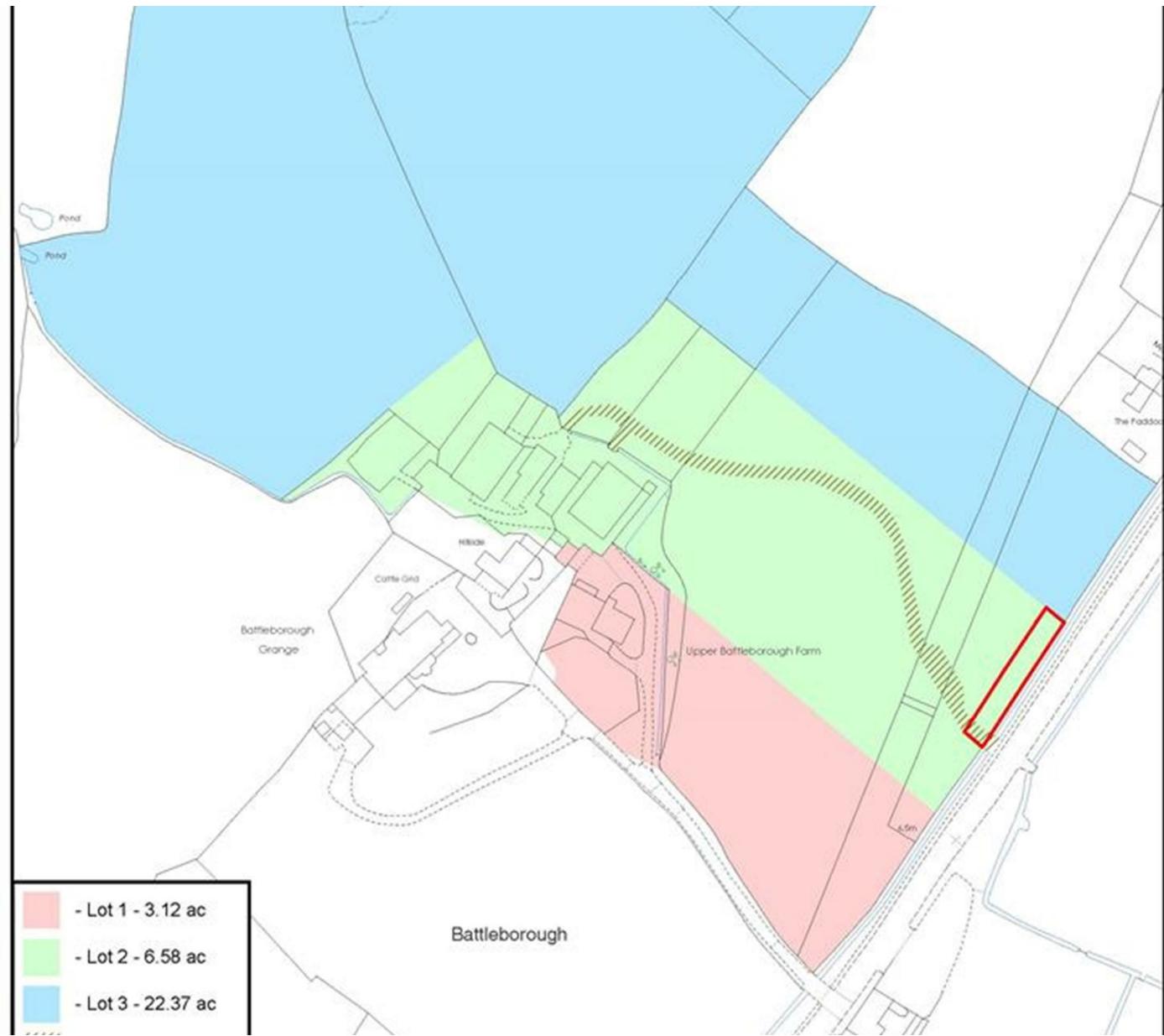
IMPORTANT NOTICE

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- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

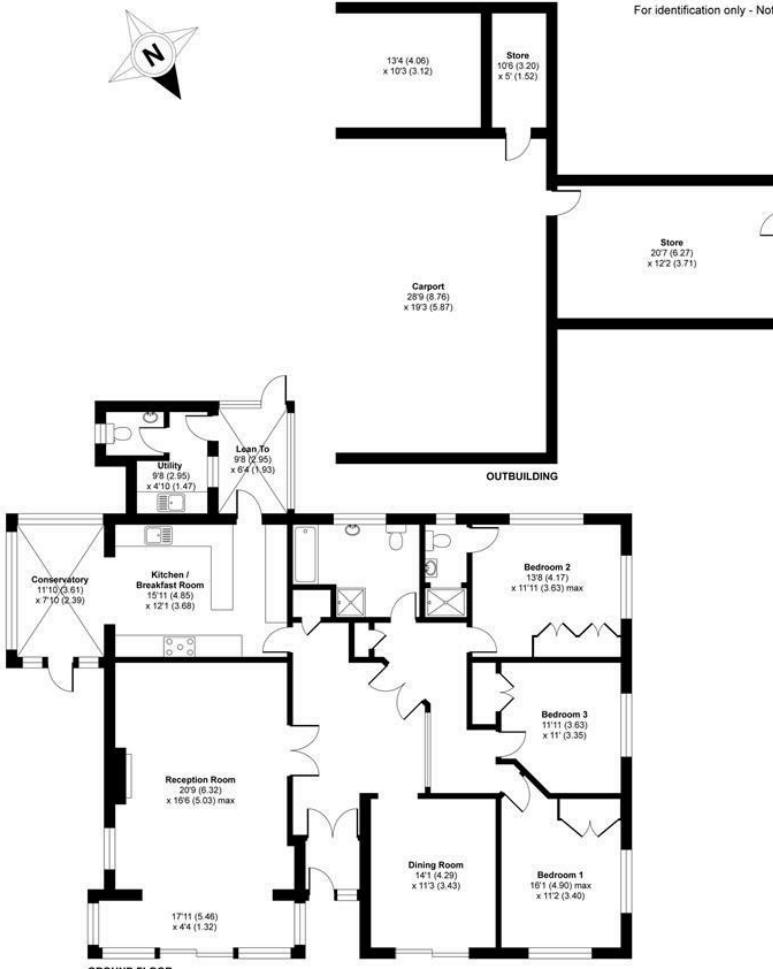
Upper Battleborough Farm, Bristol Road, Brent Knoll, Highbridge, TA9

Approximate Area = 2041 sq ft / 189.6 sq m (excludes carport)

Outbuildings = 304 sq ft / 28.2 sq m

Total = 2345 sq ft / 217.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021.
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