



Blagdon

NANCEKIVELL&CO



Lower Hill Farm, Bath Road, Blagdon, Bristol, N.Somerset, BS40 7SD

OFFERS IN EXCESS OF £1,000,000

- First time on the Market
- Wonderful Location
- Views To Blagdon Lake
- Barns with Planning Potential
- 5 Bed Farmhouse
- 2.54 Acres
- Bristol Airport 6 Miles
- Bristol City 12 Miles



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

LOWER HILL 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: 354 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





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.

VIEWING

Strictly and only by prior appointment through the Vendors Joint sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. 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.

DIRECTIONS

From Bristol take the A38 passing Bristol Airport and after 6 miles drive into the Village of Blagdon passing through past the school and the property will be found on the Left hand side after a short distance having left the village

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

FLOOR PLANS

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

SERVICES

Mains electricity, Mains water supply, Mains drainage.

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

www.n-somerset.gov.uk

COUNCIL TAX

The council tax band is E

TENURE

The property is freehold and will be offered for sale with vacant possession. The existing Dairy farming tenants are vacating the property by agreement with the Landlords.





AGENTS NOTE

Much of the more modern farm buildings are to be removed by the outgoing tenant by agreement with the landlord/vendor.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

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

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (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.

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.







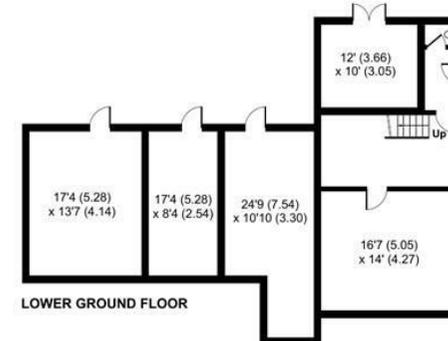
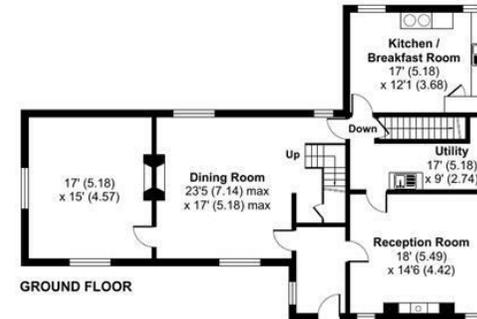
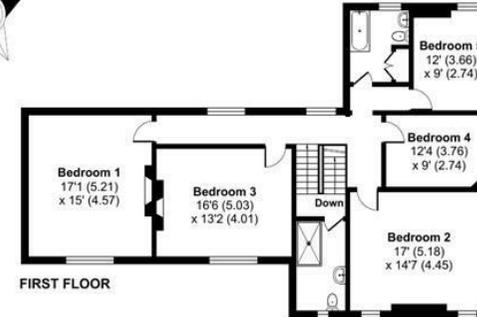
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Approximate Area = 3047 sq ft / 283.1 sq m

Outbuildings = 726 sq ft / 67.4 sq m

Total = 3773 sq ft / 350.5 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). © nichecom 2022. Produced for nichecom REF: 845898

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		
		69
	27	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
		10
	21	
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.