



Home Farm, Stratton on the Fosse, Somerset

£4,200,000 Freehold

COOPER  
AND  
TANNER



# Home Farm, Stratton on the Fosse, Bath Somerset, BA3 4HX

 4  2  1  310 acres EPC E

£4,200,000 Freehold

## Description.

A rarely available agricultural investment opportunity comprising a fully equipped dairy and arable farm of approximately 310 acres located to the south of Bath and close to the Mendip Hills and let on a Farm Business Tenancy expiring on 1<sup>st</sup> May 2032.

The farm which is offered for sale on behalf of the Downside Abbey Trustees forms part of the Downside Abbey estate and totals just over 310 acres lying in several blocks between the village of Stratton on the Fosse and Chilcompton. The home block, which contains the house and the farm buildings, is 155 acres, further blocks to the south are of 105 acres and 34 acres and then three single fields.

The tenant, who has been in occupation since 1997, is part of a highly regarded local farming family and is considered by the landlord as an excellent tenant.

The sale of The Home Farm offers a significant and exciting investment opportunity to purchase a let farm in a much-favoured area where such opportunities rarely come to the market.

**The Farmstead.** The farmhouse and buildings are just to the south of the village of Chilcompton on Rock Road. The house lies to the northwest of the farm buildings and are predominantly of a relatively modern construction with some of a traditional stone and tiled construction. See later

for a detailed description of the farmhouse and a plan and individual description of the buildings.

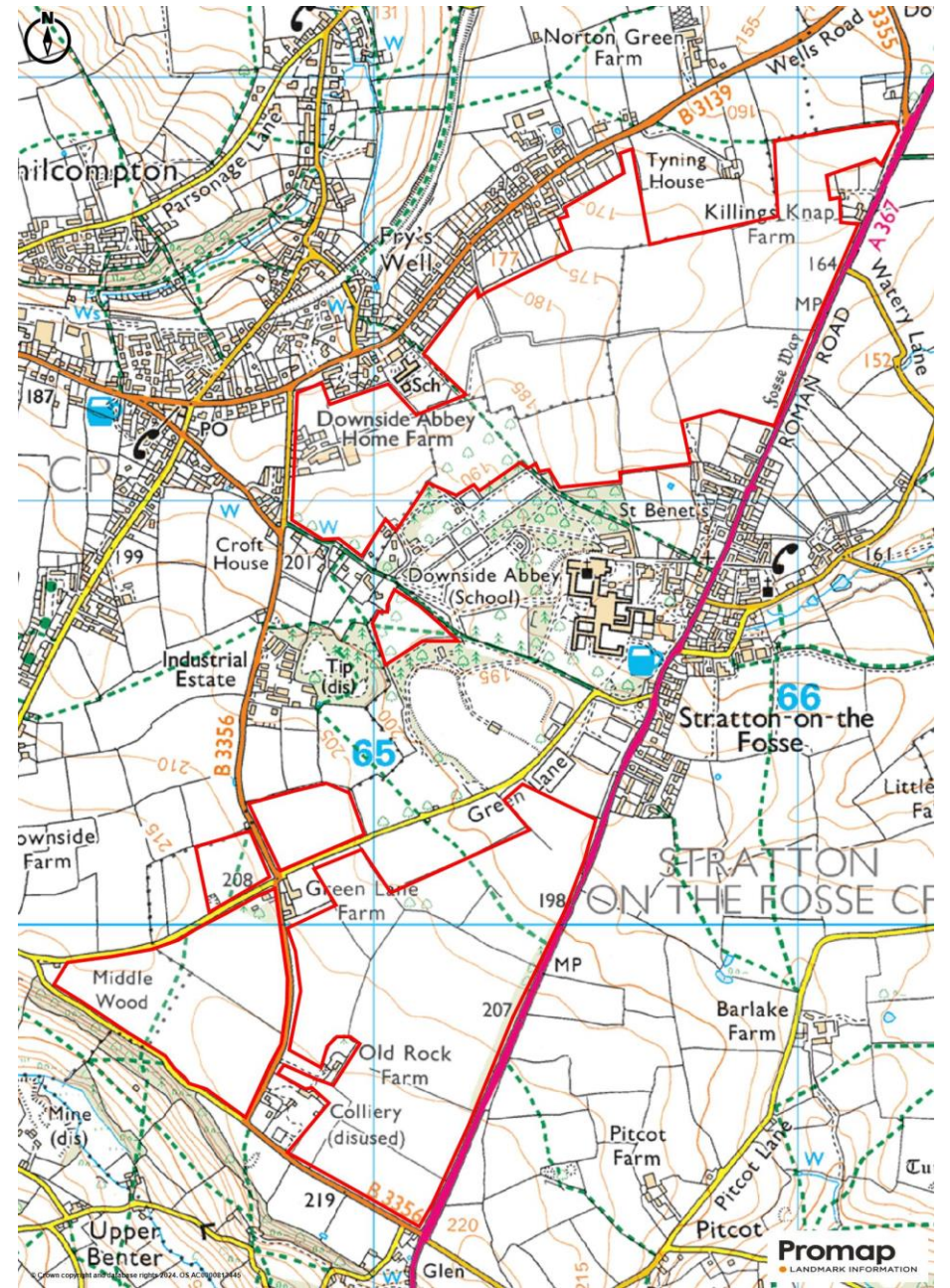
**The land.** All the land is arable capable and is currently in grass, stubble or forage maize. The land is mainly flat or gently sloping and bounded by mature hedgerows with some post and wire. There is mains water to the principal blocks of land but not all enclosures have the benefit of troughs. All the land has direct access from a highway.

**The Farmhouse.** An attractive and well-proportioned farmhouse rebuilt in the 1920's after the existing house was destroyed by fire. An enclosed front garden leads to the entrance porch and into the hall. The sitting room has windows overlooking the front garden, a fireplace with wooden surround and parquet flooring. The dining room also overlooks the front garden and has a larder cupboard and parquet flooring. There is a study or snug overlooking the rear garden, an under stairs cupboard and a downstairs cloakroom. The kitchen overlooks the rear garden and has a range of wall and floor cabinets with a granite worksurface, a 1 ½ bowl white ceramic sink and drainer, plumbing for a dishwasher and a tiled floor. The utility room has plumbing for the laundry machines and a Grant oil fired boiler. On the first floor there are four bedrooms with a good size family bathroom.

Outside there is a well-kept vegetable patch to the side, two detached stone-built stores and the gardens are mature and private to the rear.









## The outbuildings.

- 1. Triple garage.** Partial stone and block walls, 3 up and over doors. (6.95m x 4.71m)
- 2. Stone stables.** Traditional stone stable block under a tiled roof. (13.44m x 4.59m).
- 3. Grain store.** 4 bay steel portal frame building, part concrete slab and part CFC (concrete fibre cement) walls under a CFC roof. Two sliding doors to front. (17.29m x 18.33m)
- 4. Former dairy.** Block wall construction under a CFC roof with concrete floor. (5.48m x 15.05m)
- 5. Cart shed** Traditional stone barn with archway and a tiled roof. Concrete floor. (5.45m x 21.35m)
- 6. Straw shed.** 3 bay steel portal frame open fronted shed, part box profile tin, part Yorkshire boarding walls, CFC roof, hard core floor. (25.0m x 13.37m)
- 7. Straights shed.** Adjoining the straw shed, mono pitch lean-to, block walls, CFC roof, concrete floor, sliding door. (13.37m x 5.88m)
- 8. Heifer shed.** Double pitch, steel portal frame 4 bay building, part block and Yorkshire board walls, open fronted to one end. (17.92m x 15.13m)
- 9. Former silage pit.** Steep walls, partial CFC roof, concrete floor. (7.02m x 27.42m)
- 10. Parlour/dairy.** 8 bay building with enclosed parlour dairy and collecting yard. (10.14m x 36.67m)
- 11. Silage pit.** 6 bay covered silage pit. (32.10m x 16.36m)
- 12. Young stock shed.** 6 bay concrete portal framed shed, part block walls, CFC roof, concrete floor. (32.10m x 13.81m)
- 13. Maize pit.** Concrete panel maize pit. (23.22m x 13.52m)
- 14. Straights shed.** 3 bay and lean to rear, mono pitch building. (11.30m x 3.51m)
- 15. Cubicle shed.** 10 bay steel portal frame part block part Yorkshire board. Part open sided building, CFC roof concrete floor. (48.44m x 35.46m).
- 16. Cattle shed.** Partial sleeper and partial Yorkshire board walls, concrete fibre cement roof with concrete floor, feeding passage to front. (13.91m x 9.00m)
- 17. Calf shed.** 4 bay steel portal frame, partial concrete panel partial Yorkshire board walls with CFC roof, concrete floor. (17.93m x 11.68m)
- 18. Store Shed.** Traditional stone built shed under a tiled roof. (11.36m x 4.97m)





ROCK ROAD

Downside Abbey  
Home Farm

F/H

1

2

3

6

7

5

9

8

4

10

11

12

17

13

14

15

16

18

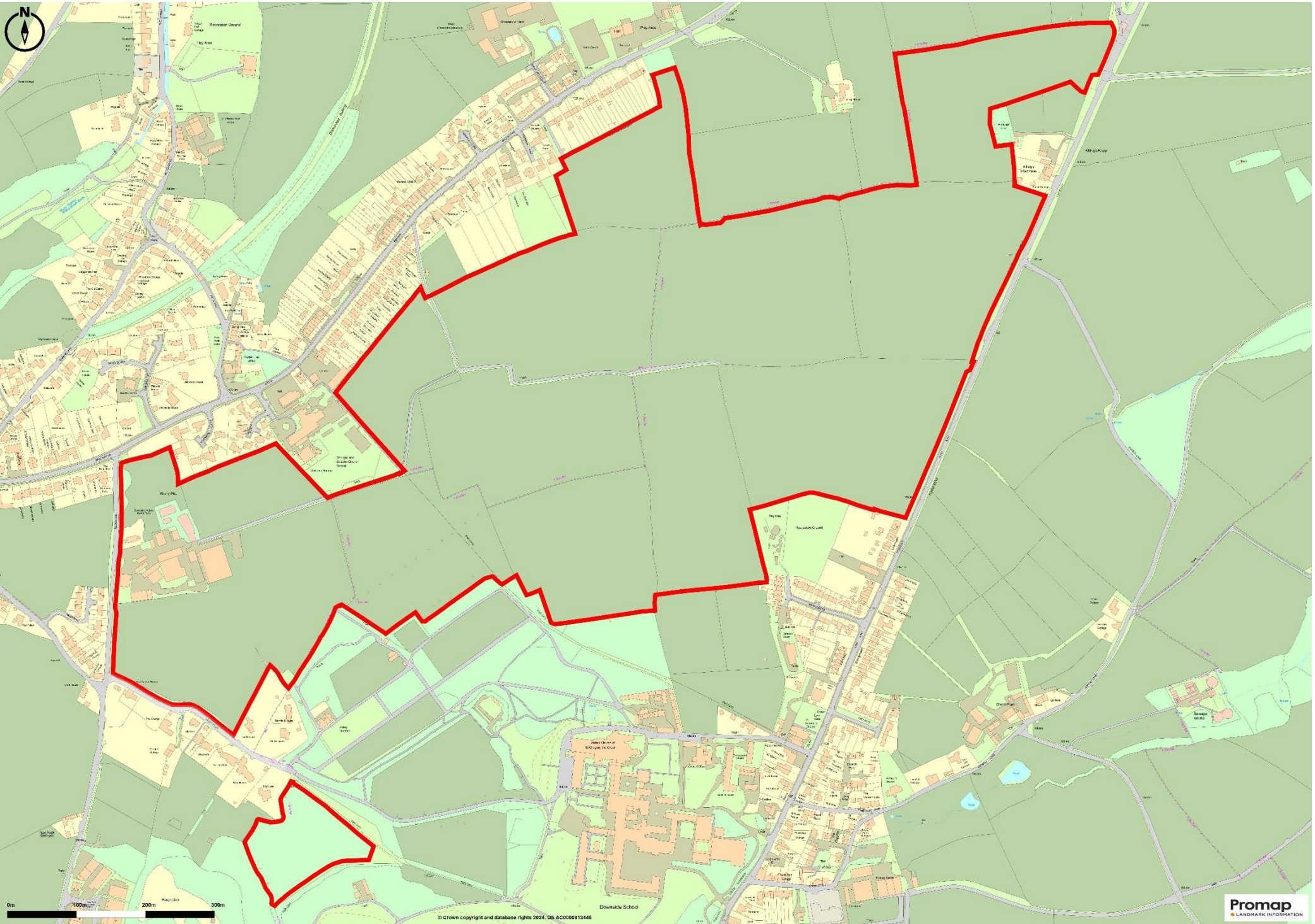
15m

30m

45m

© Crown copyright and database rights 2024. OS AC0000813445

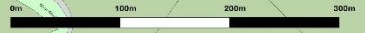
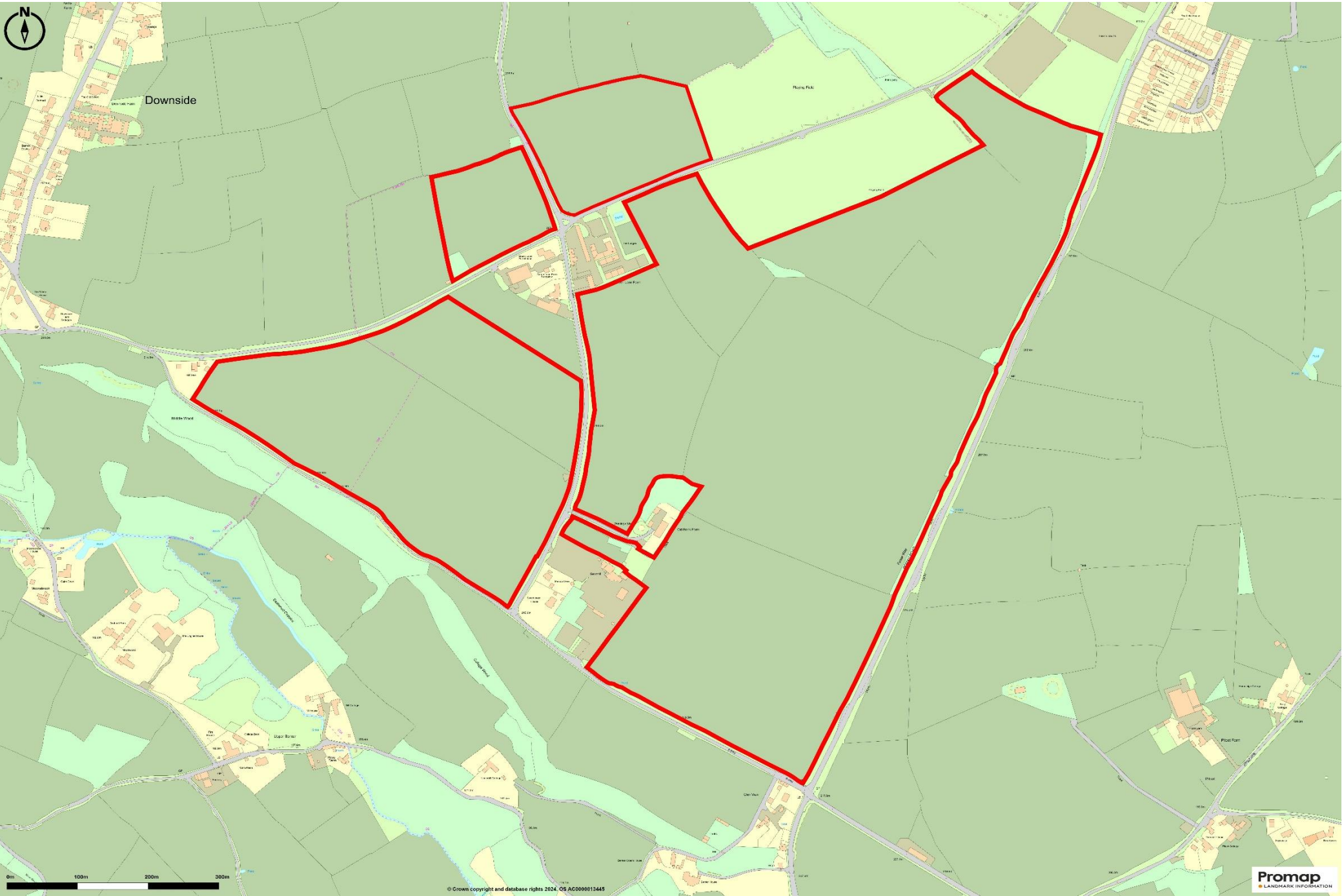








Downside



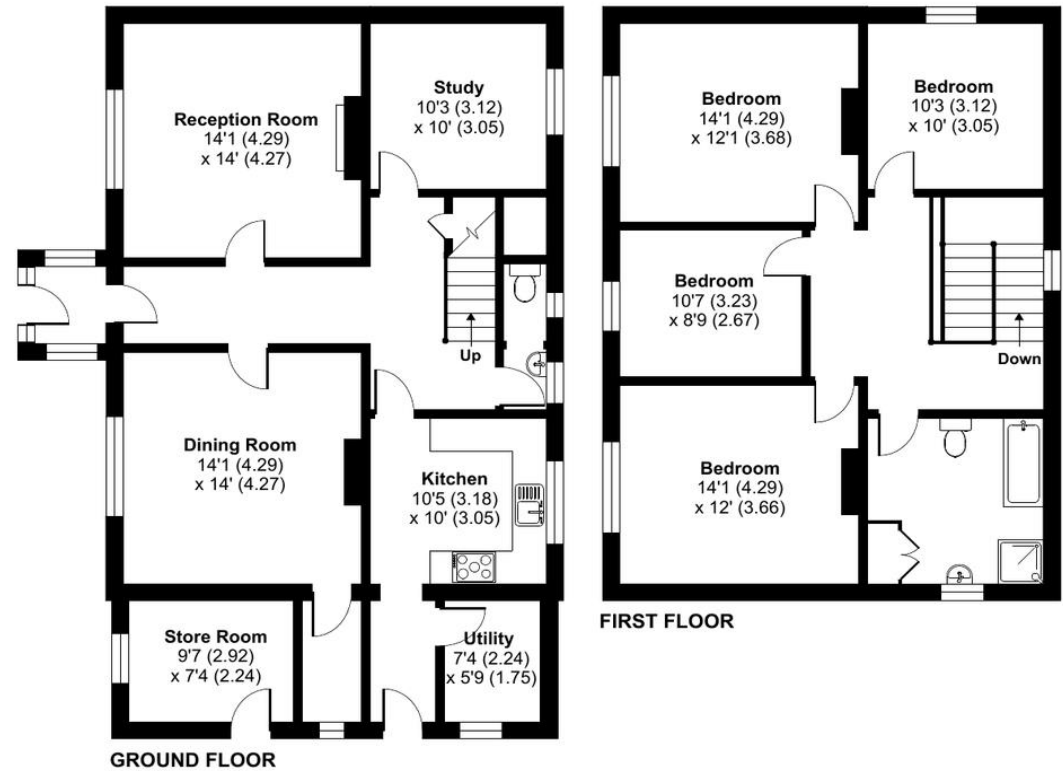
© Crown copyright and database rights 2024. OS AC0000013445

**Promap**  
LANDMARK INFORMATION

# Rock Road, Chilcompton, Radstock, BA3

Approximate Area = 1905 sq ft / 177 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1182652











## Location

The pretty village of Stratton-on-the-Fosse, famed for Downside Abbey and Downside Public School is close to Bath, Wells and Bristol. There is a village primary school, pub and village hall. Bath is situated 12.5 miles North East, Wells 10 miles to the East and Bristol 20 miles North with the A303 trunk and M5 motorway/M4 motorway within approximately half an hour of Stratton on the Fosse. Nearby, the picturesque city of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

**Planning** The dwelling is not the subject of an Agricultural Occupancy condition.

**Height above sea level.** Approximately 160-215m above sea level.

**Land Grade.** MAFF Land Classification – The majority of the land is Grade 3.

**Soils.** A significant part of the soil is 'reddish' in colour (Crediton) and Soilscape mapping shows the soil types as being shallow lime-rich soils over chalk or limestone, freely draining lime-rich loamy soils, freely draining slightly acid but base-rich soils and lightly acid loamy and clayey soils.

**Designations** Part of the farm falls within a SFI Scheme. The majority of the property lies within a NVZ.

**Tenants improvements, fixtures and fittings.** The Calf Shed opposite the dairy is a tenant's fixture.

**Rights of way.** A number of public footpaths cross the property; none within the immediate vicinity of the farmstead.

**Minerals/Sporting.** In hand.

**Mining.** The farm lies in an area formally known as the North Somerset Coal Field which ceased productive workings many years ago and is within the British Coal Mining Reporting Area.

**Directions** From the B3139 at Chilcompton turn into Rock Road at the farm will be on the left-hand side in approximately 200 metres.

**what3words.** [///partied.hammocks.typist](https://www.what3words.com/partied-hammocks-typist)

**Health & safety.** The site is a working farm. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind especially the risk of moving machinery, and the presence of livestock, especially in and around the farm buildings. Potential purchasers are requested to wear suitable robust footwear for viewings and are advised to be conscious of potentially uneven and slippery surfaces. It is believed that there may be asbestos contained in some of the older farm buildings. Interested parties must rely on their own enquiries in this regard.

## Information.

**Local Council:** Somerset Council.

**Council Tax Band:** E

**Heating:** Oil fired central heating.

**Services:** Mains electricity, water and drainage.

The Tenant benefits from a private supply for the term of the existing tenancy. At the end of the tenancy a new mains water supply will be connected which will feed Home Farm.

**Viewing:** Strictly by appointment only.

**Tenure:** Freehold. Subject to tenancy.

## Road Links

- A37

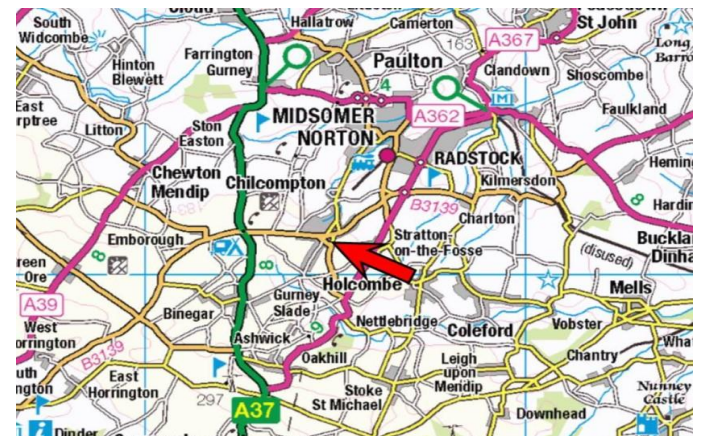
## Rail Links

- Bath
- Castle Cary



## Nearest Schools

- Chilcompton – Primary School
- Stratton on the Fosse – Downside School







## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

**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.

