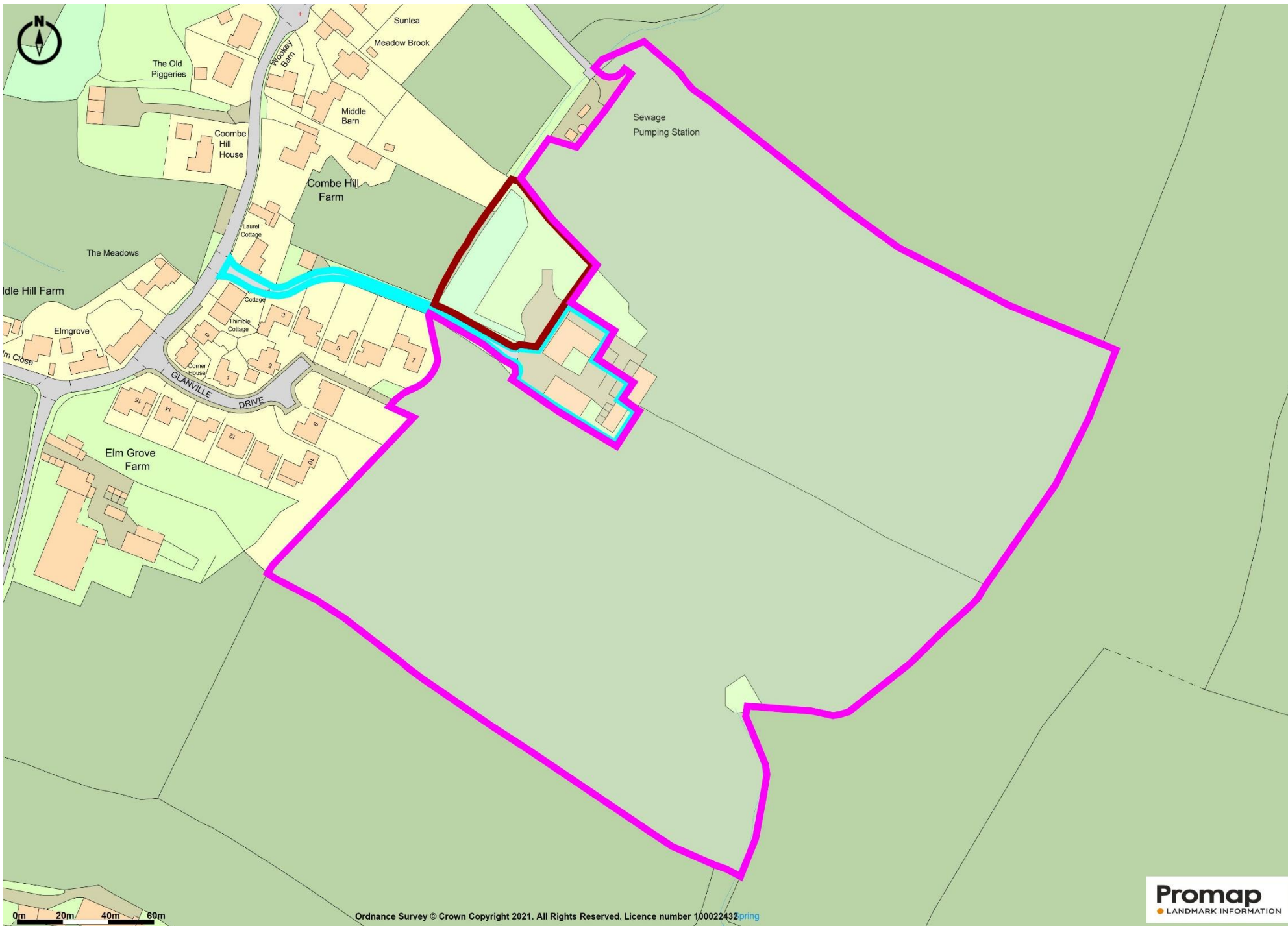




Glanville Farm, Hinton Blewett,
BS39 5AT

Development Barn
and Land Opportunities

COOPER
AND
TANNER



Glanville Farm, Lower Road, Hinton Blewett, BS39 5AT

Q class Barns, Land and additional Development opportunity £850,000

Description

The site offers a selection of potential development opportunities. Our vendor is prepared to consider selling the site as a whole or selling the Q class development opportunity on its own without any land or paddock. Please note that the land will not be sold on its own.

Barns, as delineated in light blue on the plan (page 2), is a superb opportunity to acquire three Q Class barn conversions, located in the rural yet accessible village of Hinton Blewett. Standing in 0.54 acres (0.21 hectares).

Planning consent, subject to conditions, was granted 29th July 2021 for the demolition of an agricultural hay barn and conversion of a stone-faced L shaped barn into three dwellings, including bat mitigation in part of the old bull pen to the south of the yard. All three conversions are for an open planned ground floor living with four bedrooms on the first floor. A

Technical Planning information pack is available upon request.

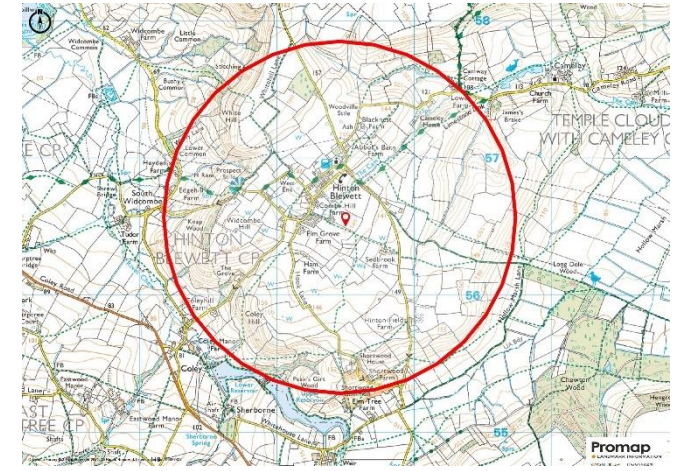
Within the yard there is an additional steel framed agricultural barn without planning.

Main access is from a country track which joins Lower Road, the track will be included within the sale, although the Vendor will retain a right for vehicle and pedestrian access.

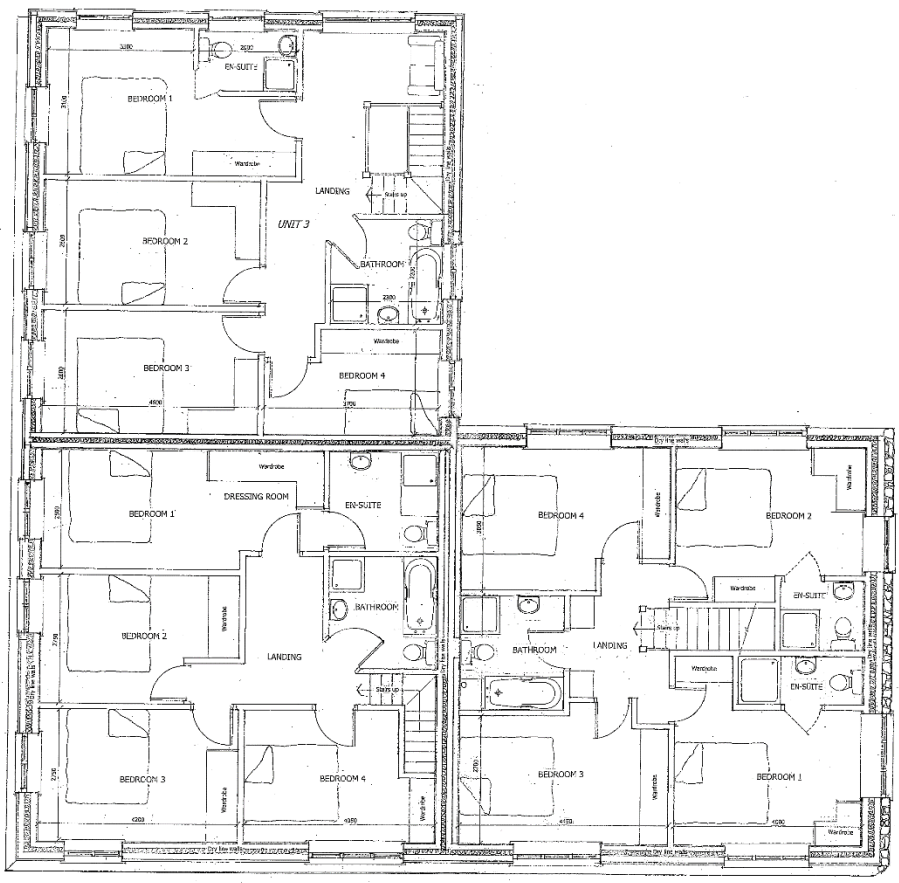
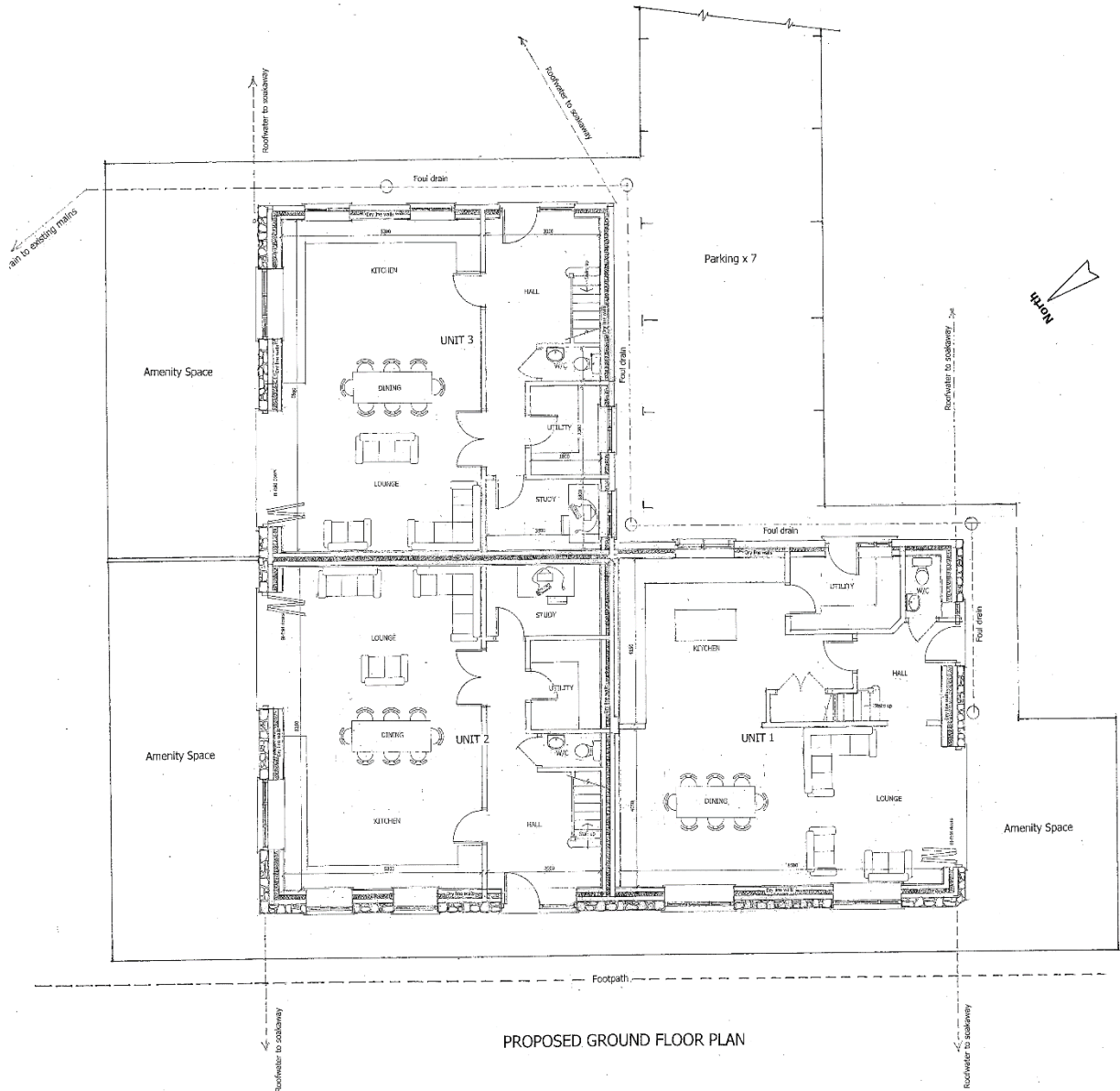
Land, surrounding the site is 15.85 acres (6.41 hectares) of agricultural land delineated in pink on the plan (page 2).

Paddock, situated to the north of the site is a parcel of land measuring 0.69 acres (0.28 hectares) delineated in brown on the plan (page 2). Currently used as storage for building materials.

Agents Note - There will be an uplift placed on the paddock and the additional agricultural building.



Proposed Floor plans for barn conversions





Wayleaves, easements and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.



Location

The village of Hinton Blewitt lies on the Northern slope of the Mendip Hills in an area of outstanding natural beauty and in the Chew valley, so it is perfect for walking or equestrian pursuits. It is situated 5 miles from the cathedral city of Wells and 15 miles south of Bristol. The village has a 13th century church, a village green and a popular village pub 'The Ring O' Bells'.

Amenities in nearby Bishop Sutton include a supermarket, a hairdresser, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports. Chew Valley School is very well regarded with an excellent sixth form

Wells is also close by and is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road links to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Bristol Temple Meads to London Paddington. Bristol International Airport has flights to Europe and connections to the rest of the world.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

Viewing

Viewing is strictly by appointment only, please contact Darren Woodyer at the Frome Office on 01373 455060 option 5.



Local Council:

BANES District Council

Services: Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads



COOPER
AND
TANNER

FROME OFFICE
telephone 01373 455060
6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

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.

