



Berrymead Fields, @ Berrymead Barn Hall Lane, Lower Hamswell, Bristol, BA1 9DE

Guide Price £200,000

Hollis Morgan – A Freehold 2.27 ACRE GLAMPING SITE with idyllic VIEWS and consent for 5 SHEPHERD HUTS | 10 TENTS and includes 1 x 20ft Herdsman Hut | Possible development stc

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THE LAND

ADDRESS | Berrymead Fields @ Berrymead Barn, Hall Lane, Lower Hamswell, Bristol BA1 9DE

The mature site comprises 2.27 acres of gently sloping mature and with gated vehicular access from Hall Lane and idyllic rural views yet within 6 miles of The City of Bath. Sold with vacant possession.

Services - Water - Bore Hole | Electric - Solar

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

INCLUDES LUXURY SHEPHERDS HUT

There is a 20Ft Luxury Shepherds hut in situ that are informed has been successfully let.

The Herdsman is a fully equipped shepherd hut, perfect for hospitality businesses looking to expand their accommodation, or families looking to gain additional space. This iconic traditional shepherds hut comes fully equipped with the most practical and essential facilities for outdoor living spaces. With a fully plumbed bathroom and electric fittings, it can function as a tiny house on wheels. Further details below.

GLAMPING SITE - 5 SHEPHERD'S HUTS | 10 TENTS

We understand the site has a certificate of lawful use for up to 5 huts and 10 tents through a camping exemption license issued by Woodland Champions Club

We are informed this costs £300 a year to be a member.

The new buyer will have to apply to be a member as it is non transferable.

Link to website - www.woodlandchampions.co.uk

POTENTIAL DEVELOPMENT

We understand the land previously had a large stone barn on site.

This was demolished and rebuilt and then subsequently had an enforcement notice to demolish and remove the building.

Please note the current vendor was not involved at this stage.

The site may therefore offer some scope for residential development subject to gaining the necessary consents.

Interested parties to make their own investigations

LOCATION

Lower Hamswell is a picturesque hamlet comprising a collection of period farms and houses nestling in a pretty valley immediately to the north of Lansdown, Bath. The rural setting is enhanced by the fine views and country walks available. Situated between Bath (5 miles) and the M4 motorway (6 miles to junction 18) and within an Area of Outstanding Natural Beauty. Nearby villages such as Upton Cheyney to the west and Marshfield to the east have popular village shops and public houses. The very close proximity of Bath is a major attraction and the city offers a wealth of cultural, educational and recreational facilities with five independent schools and two universities. Both Kingswood School and The Royal High School for Girls are 4 miles from the property and King Edward's School is 6 miles away. Bath Spa station provides a

regular service to London Paddington (from 75 minutes). Sporting opportunities locally include premiership rugby and horse racing at Bath, golf at Tracey Park and Lansdown.

ABOUT THE HERDSMAN HUT IN SITU

Information taken from dealers website - Link to site below

www.greendownshepherdhuts.co.uk/herdsman-hut/

The luxury 20ft Herdsman Hut is the perfect shepherds hut option for hospitality businesses, campsites, glamping sites, B&Bs, wedding venues, hotels and leisure parks. This beautiful lodge cabin for sale is the ideal turn-key solution for businesses who are looking to increase the number of rooms they can provide. It's also that unique outdoor living space, that is a great alternative to standard accommodation.

Our Herdsman Huts have been developed to create the perfect option for letting. An idyllic countryside location and a fully fitted camping cabin can provide a substantial return on investment. Our huts are built to last a lifetime; hence the rental potential provides a lucrative return to business owners.

This exceptional market-leading shepherd hut is seen as a luxurious tiny house on wheels, complete with a fully functional kitchenette, bathroom and fixed full-size double bed to provide the ultimate year-round retreat. A cosy wood-burning stove will keep guests warm even throughout the winter months.

Our shepherd huts for sale are fully equipped and ready to use, with a ten-year structural guarantee making it a secure option for hotels, B&Bs and other hospitality companies.

All huts are fully insulated from floor to ceiling and through to the roof, including hardwood doors and windows that are double-glazed throughout.

IMPORTANT INFORMATION

VIEWINGS

What 3 Words - [///trickles.curiosity.gateway](http://trickles.curiosity.gateway)

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-97) A (85-90) B (80-84) C (75-79) D (69-74) E (64-68) F (55-63) G No energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-94) A (85-91) B (80-84) C (75-79) D (70-74) E (65-69) F (55-64) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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