

gth



WESTWAY FARM  
BISHOP SUTTON—CHEW VALLEY



# WESTWAY FARM

WICK ROAD—BISHOP SUTTON—CHEW VALLEY—BS39 5XP

*Bristol 11 miles; Bath 13 miles; Portbury & M5 (J19) 17 miles*



An extraordinary residential and commercial holding occupying an outstanding private position in the heart of the renowned Chew Valley. Substantial detached residential dwelling, exceptional, modern purpose-built let commercial units, together with an adaptable range of agricultural buildings and productive pasture land.

In all about 25.74 acres (10.42 ha)

Viewing by appointment only through the Sole Agents:-

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## INTRODUCTION

Westway Farm is brought to the market for the first time in 37 years following the decision of the current vendors to retire. This offers prospective purchasers a once in a lifetime opportunity to acquire this exceptional residential and commercial holding, being immediately adjacent to the renowned Chew Valley Lakes, in the heart of the much sought after Chew Valley.

The residence dates back to the 16th Century and was originally a Somerset Long House which was extended by the current vendors in 1988 / 1989. It now provides a substantial 6 bedroom dwelling situated in an enviable location. The property has been developed by the vendors to include conversion of the traditional buildings to commercial lets in and around the late 80s and 90s and now provides a useful commercial space extending to approximately 7,075 sq ft. In 2020 the vendors developed further commercial units, providing modern, purpose built units extending in total to approximately 7,410 sq ft and this project was completed in May 2023, with all units now being let and generating a substantial rental income. To the rear of the main holding are adaptable agricultural buildings, which are ideally situated to a range of alternative uses (subject to obtaining the necessary statutory consents) together with productive Grade I agricultural pasture land and offers potential purchasers an opportunity to enhance the holding further.

In total, the holding extends to about **25.72 acres (10.42 ha)** and is offered for sale by private treaty as a whole.



## SITUATION AND AMENITIES

Westway Farm is situated in an enviable position immediately adjacent to Chew Valley Lake and sits within the Mendip Hills Area of Outstanding Natural Beauty, which is widely regarded as some of the most attractive countryside in the area. The property enjoys a private position on the edge of the village of Bishop Sutton with unspoilt views of Chew Valley Lake. The property is situated approximately 11 miles distant (by road) from the centre of Bristol and 13 miles distant (by road) from Bath, which both offer a wide range of commercial, educational and recreational facilities. Nearby, the village of Bishop Sutton offers local amenities to include two convenience stores, post office, public house, garage and library. Situated a short distance away are a wide range of excellent private schools in Bristol, (Clifton College, Bristol Grammar School), Bath (Royal High School, Kingswood





School) and Wells (Wells Cathedral School) and the renowned Milfield School at Street, Somerset. Bishop Sutton has a pre-school and primary school and nearby Chew Valley Secondary School providing an outstanding 6th form. For leisure there is sailing and fishing on the adjoining Chew Valley Lake. Golf at Farrington Gurney, Wells, Frome and other local courses. National Hunt racing at Wincanton and flat racing at Bath and Salisbury and riding across the Chew Valley and Mendip Hills.

#### WESTWAY FARM

A substantial unlisted 16th Century residence which was extended by the current vendors in 1988/ 1989. The property is of a part stone construction under a double pitched tiled roof.

*On the ground floor:* **Entrance Porch** leading to an impressive **gallery hallway** with flagstone floor and stairs rising to the first floor and under stairs W.C. To the right, is the **Kitchen** with a vast range of floor and wall units with integrated dishwasher, exposed beams and tiled floor with central island and oil fired AGA providing 4 ovens. Adjacent is a **boot room** providing a wash basin, W.C and fixed units with door providing access to the front. To the rear of the boot room is a **utility room** providing further fixed floor units and access to the rear. Situated to the rear of the Kitchen is the formal **Dining Room** with original beams, view of the adjacent kitchen gardens and an imposing inglenook fireplace, being a significant feature. Across from the hallway leads to the **Sitting Room** with original exposed beams and fireplace, which leads through to the adjacent former **Play Room** with fireplace. Off the gallery landing is the **Drawing Room** which boasts many impressive features to include exposed beams, inglenook fireplace and access leading onto the terrace which provides wonderful views across the land and towards Chew Valley Lake.

*On the first floor:* **Main bedroom** with delightful views overlooking the lake, with **en-suite bathroom** providing W.C, shower with bath, radiator and tiled floor. Further along the first floor is a **family bathroom** which boasts a modern suite with bath, W.C, wash basin, radiator, shower, part tiled walls and radiator. **Bedroom 2** provides further spacious living together with a walk in wardrobe, with a further en-suite with W.C, wash basin, bath, corner shower and part tiled walls. **Bedroom 3, Bedroom 4, Bedroom 5 & Bedroom 6** complete the first floor with Bedroom 5 and 6 benefiting from a jack and jill bathroom





with wash basin, W.C, shower and part tiled walls.

Attic access is gained from the bedrooms. Both attics are carpeted, fitted with power and light and complete with velux windows throughout. They offer the potential to be further developed (subject to obtaining the necessary statutory consents).

For full details of measurements, please refer to the floor plan.

To the front of the property is a desirable terrace providing good outside space with views overlooking the lakes and the land which surrounds the property. The front of the residence is accessed via a private gravelled driveway through a set of electric gates, providing a secluded area from the main commercial buildings. Adjacent to the residence is a **detached garage** which measures 6.50m x 15.73m with

electric up and over door and is of a stone construction under a pitched tiled roof with concrete floor throughout. To the rear of the residence is a kitchen garden providing a level lawned garden and is bordered by mature trees, being nestled between the main residence and the commercial buildings.

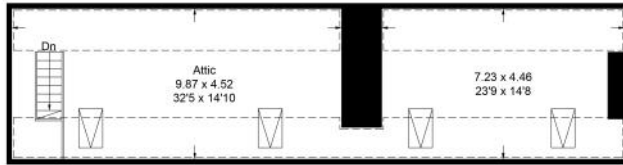
Westway Farm comprises a bespoke Rural Business Park which has a total of 14 units. Units 1-9 are the original units which extend in total to approximately 7,075 sq ft.

More recently, in 2020, a bespoke new build was formed which comprises units 10-14 and extend in total to approximately 7,410 sq ft. The building is of a stone construction under a pitched roof. The principle tenant is NFU mutual, with the remainder of the units let to a

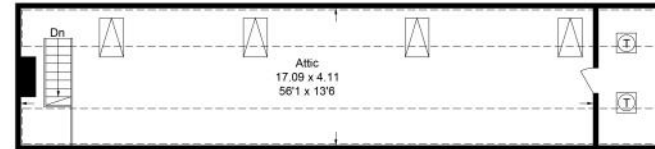
variety of businesses. The site has extensive car parking facilities providing ample parking for up to 120 vehicles. Furthermore, the site is alarmed and has a CCTV system in place. In total the rent roll on the commercial premises totals in excess of £274,000 per annum in addition to service charges which leads to a total income for the site in excess of £330,000 each year and therefore provides an excellent investment opportunity. For full details and a tenancy schedule showing the breakdown of the various units and sizes, please contact the selling agent.

To the rear of the commercial site are a range of adaptable agricultural buildings which have been used for storage purposes, sheep housing, lambing and stabling and offer potential for alternative uses, subject to obtaining the necessary statutory consents. The buildings comprise the

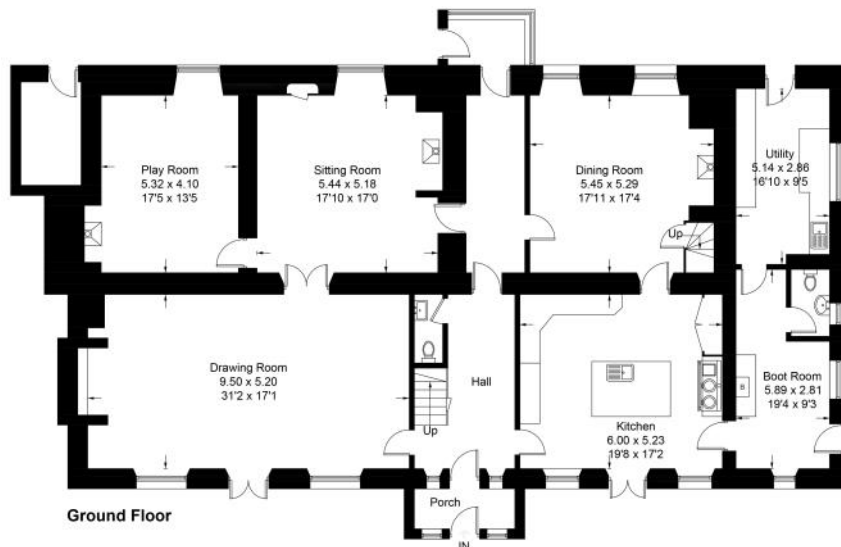
Approximate Gross Internal Area = 474.5 sq m / 5107 sq ft  
 Attic Rooms = 161.5 sq m / 1738 sq ft  
 External Store = 5.9 sq m / 63 sq ft  
 Total = 641.9 sq m / 6908 sq ft



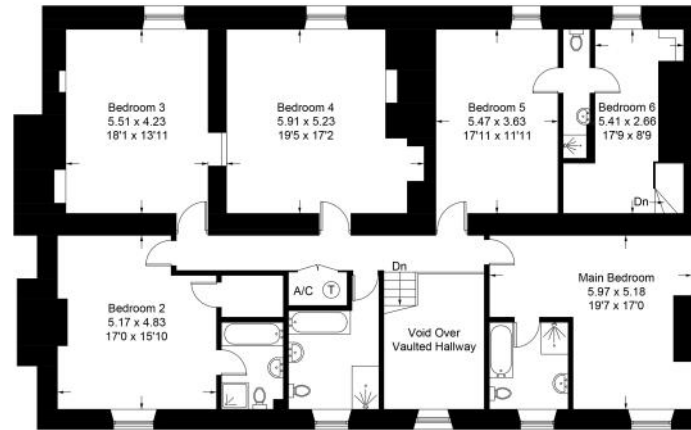
Attic Floor



Attic Floor



Ground Floor



First Floor

EPC Ratings	
Description	EPC Rating
Farmhouse	Band E
Unit 1	Band D
Unit 2	Band D
Unit 3	Band C
Unit 4	Band C
Unit 5	Band C
Unit 6	Band C
Unit 7	Band C
Unit 8	Band C
Unit 9	Band C
Unit 10	Band A
Unit 11	Band A
Unit 12	Band A
Unit 13	Band A
Unit 14	Band A

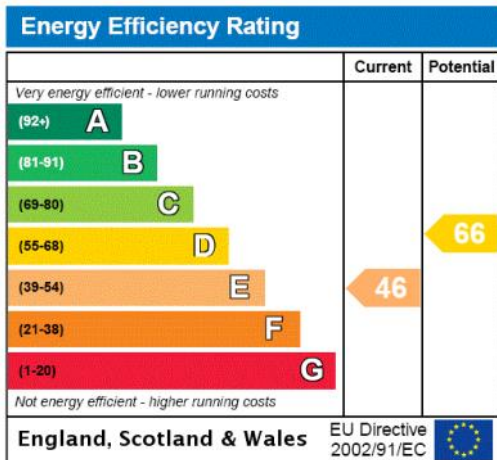


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051396)

EPC Graph for Farmhouse

Important Note: These floor plans are for illustrative purposes only and are not to scale.

For full EPC graphs please see information pack available from the agents

following: **Lambing shed** 10.00m x 45m being of a steel mono-pitch building, open to front, with part box profile tin sides and stone floor, **Hay barn** 8.28m x 15.24m (est) being a steel portal framed building under fibre cement sheeted roof with box profile tin sides and stone floor.

To the front of the house and buildings is a block of productive pasture land extending to 21.79 acres (8.81 ha) or thereabouts in a ring-fence surrounding the main property. Mains water troughs are connected to all of the land, with the land being secured by post and rail fencing being stock proof to the perimeter. The land is classified as Grade I under the DEFRA land classification map, being a small pocket of land on the edge of the lakes which benefits from this unique designation. Previously, the land has provided ample grazing and space for horses but has latterly been used for the grazing of sheep.

## SERVICES

### Farmhouse

Mains electricity and water. Private drainage to a septic tank shared with commercial units 1—9. Oil fired central heating.

### Commercial Buildings

Units 1—9: Mains electricity and water. Private drainage to a septic tank which is shared with the house. Oil fired central heating.

Units 10—14: Mains electricity, gas and water. Private drainage to a treatment plant. Gas fired underfloor central heating.

## OUTGOINGS

### Council Tax

Bath and North East Somerset Band Council Tax Band 'F'.

### Business Rates

There are business rate payable on Units 8 & 10—13, the rateable values of each unit are as follows, which are payable by the occupying tenants:

Unit 8—£6,900      Unit 10—£28,500      Unit 11—£7,800

Unit 12—£13,250      Unit 13—£7,900

## DIRECTIONS

From the City of Bristol, proceed south on the A37, passing through the village of Pensford. At the roundabout, take the third exit onto the A368 and continue for approximately 3.5 miles where Westway Farm

will be on the right hand side after passing through the village of Bishop Sutton.

From the City of Bath, proceed west on the A36 Bristol Road. At the roundabout take the second exit and follow the A39 (Wells Road) for approximately 6 miles. At the garage on the junction take the right hand turn onto the A368 and continue for a further 6 miles. Proceed though the village of Bishop Sutton and on exiting the village, the farm will be found on the right hand side.

## WHAT.3.WORDS

For the exact location download the app and enter; **basically.kettles.demanding.**

## GENERAL REMARKS

### Tenure & Possession

The property is of a Freehold tenure but is subject to existing occupational agreements, being various commercial tenancies/licences. For full details on each of the agreements please contact the selling agent.

### Health & Safety

Interested parties view at their own risk and we/the seller cannot be held liable for any personal injury or claim for compensation. Prospective purchasers, when accessing the property, do so at their own risk. Please wear appropriate footwear.

### Statutory Designations

The property is situated within the Mendip Hills Area of Outstanding Natural Beauty. The property is also situated within a Nitrate Vulnerable Zone and a SSSI Impact Risk Zone.

### Development Clawback

The property is being offered for sale with no development clawback provision. Therefore, should the purchaser obtain any change of use on any part of the property, then they will benefit from the full increase in value.

Part of the land to the eastern boundary of the holding and north of the residence has been put forward to the Local Planning Authority as part of their Call for Sites. For further details and plans, please contact the agent.

### Basic Payment Scheme

The land was previously registered for the Basic Payment Scheme. The

seller will be retaining the de-linked payment on the land for 2024 onwards.

There is no Countryside Stewardship / Higher Level Stewardship agreements on the land.

## VAT

We are not aware that an option to tax has taken place on the property.

## Rights of Way, Easements, etc.

There are no public footpaths which cross any part of the holding or any wayleave agreements or easements as far as we are aware.

## Town and Country Planning

The current use of the main buildings on site is commercial office lets. There may be scope for prospective purchasers to consider alternative uses to the existing agricultural buildings, subject to obtaining the necessary statutory consents from the Bath and North East Somerset Council.

## Sporting and mineral rights

The sporting and mineral rights across the holding, insofar as they are owned, will be included in the freehold sale.

## Deadstock Sale

The Vendors reserve the right to hold a sale by auction on the premises of the dead farming stock prior to the date of completion.

## Local Authority

**Bath and North East Somerset**, Lewis House, Manvers Street, Bath BA1 1JG. Tel: 01225 394041

## Measurements and Other Information

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sale particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.



# Westway Farm, Wick Road, Bishop Sutton



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright. Licence No. 100004187

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Centre Tile Ref. ST 579 594 Scale 1:3,000 @ A4  
Drawing No. Y21932-01 Date 27.03.24



Total Area (10.42 ha/ 25.74 ac)

