



Lower Tor Trading Estate

Glastonbury, Somerset

**Carter Jonas**

**Lower Tor Trading Estate  
Wick Lane  
Glastonbury  
Somerset  
BA6 8JS**

Located at the foot of Glastonbury Tor, a unique opportunity to purchase 0.96 acres of land and a range of outbuildings including industrial units.

The site has potential for a range of commercial and leisure uses such as a campsite or glamping business, subject to gaining the necessary consents.

Situated only 3 miles from Glastonbury town centre.

For sale as a whole by private treaty.



## Location

Lower Tor Trading Estate is located just off the A361 Glastonbury to Shepton Mallet Road and situated at the foot of Glastonbury Tor which is a popular tourist location in Somerset. Glastonbury town centre is only 3 miles away which offers a full range of amenities and facilities including supermarkets, shops, restaurants, pubs, a church, schools and Glastonbury Abbey which is a visitor attraction in its own right, famous for King Arthur's tomb and is used for events including concerts in the summer months.

The cathedral city of Wells is 6.5 miles away which is often described as England's smallest city with the Bishop's Palace and grounds along with Vicars' Close often used in TV filming due to their picturesque nature which makes Wells a popular tourist attraction. Wells has been used as the film

location of Hot Fuzz, The Huntsman: Winters War, Elizabeth: The Golden Age and more. Wells offers further amenities and facilities including Wells Cathedral School and further state schools are available. The independent schools of Sidcot School and Millfield School at Street are nearby.

The property is part of the Mendip District and is located on the southern edge of the Mendip Hills. Local tourist attractions in the area include Cheddar Gorge & Coves, Wookey Hole, various National Trust sites and the West Somerset Steam Railway.

Taunton, the county town of Somerset is located 25 miles away which is home to Somerset Cricket Club and has a multiplex cinema and hospital. Lower Tor Trading Estate is located 25 miles from the Victorian seaside town of Weston-Super-Mare, 26

miles to the roman and spa city of Bath and 29 miles to the maritime city of Bristol which offers a range of tourist attractions.

The expanse of sands at Brean and Berrow are 23 miles away. Bristol International Airport is 22 miles.

The property is ideally situated 16 miles from the M5 motorway at Junction 23, Puriton, and is easily accessible to the Quantock Hills, Somerset Levels and Exmoor National Park.



## Property

Lower Tor Trading Estate is a unique site at the foot of Glastonbury Tor and has potential for a range of commercial or leisure uses, subject to gaining the necessary consents.

The property comprises a range of outbuildings which have been used for commercial purposes and have further development potential. Due to the location of the property being in a popular tourist location, there is potential for the site to be developed into a glamping site or a campsite, subject to gaining the relevant consents.

The land extends to 0.96 acres which is gently sloping and is of a rectangular shape and has good access onto the country lane via a metal gate which links directly to the A361 giving the site good access to main roads.

Accessed from the country lane onto a scalped driveway with a fenced and hedged entrance plus a metal entrance gate. Five bar metal gate to the side of the front yard which leads to the rear paddock.

Next to the entrance is a pole barn of 19.92m x 7.27m with profile metal cladding and corrugated iron to roof and elevations with a scalped floor and partial concrete floor.

Industrial unit has a Gross Internal Area of 13.62m x 8.85m of steel portal frame with breeze block elevations under a pitched roof with skylights providing good natural light. Concrete apron to front accessed via metal sliding doors with a width 3.45m and a height of 3.75m, concrete floor, power with 3-phase electricity and fluorescent lighting. Warehouse with built-in AABACA 3.2 tonnes gantry crane with a maximum eave height of

5.28m and minimum eave height of 3.95m.

Internal office section with Office 1 measuring 4.61m x 3.26m to side with pedestrian access door to outside with wood burning stove and suspended ceiling with fluorescent lighting. Corridor with suspended ceiling, fluorescent lighting and door giving access into the warehouse. Low level WC facility with suspended ceiling and plumbing for automatic washing machine.

Kitchenette of 2.01m x 1.22m with suspended ceiling, shelving and base cupboard with roll-top work surface with inset stainless steel sink unit. Office 2 of 3.28m x 1.91m with a suspended ceiling and spotlights.

From the warehouse is an opening into a single storey lean-to store of 6.45m x 2.68m with profiled metal cladding to elevations

and roof with skylights providing good natural light. Concrete floor and 3-phase electricity.

Adjoining the industrial unit is a second storage building of 7.35m x 6.37m with profiled metal cladding to elevations and mono-pitched roof of steel framed structure with concrete floor. Internally it has a lockable wooden workshop measuring 6.02m x 3.65m with power, 3-phase electricity, lighting and concrete floor and is accessed via metal double access doors with a width of 3.69m and door height of 3.40m. The warehouse has fluorescent lighting and outside has a concrete apron for access. Maximum eaves height of 3.4m with a mono-pitched roof and a minimum eaves height of 2.55m.

## Outside

At the top of the site is a partially constructed stable block of 14.97m x 3.85m of steel frame which could provide stabling of four loose boxes. Currently it has a concrete floor and steel frame constructed.

The yard is laid mainly to scalping with ample parking for vehicles.

The land is enclosed with fencing and hedging, and the rear paddock is used as an animal enclosure with water supply and a field shelter.



## Planning Potential

The top field is laid to paddock with potential to be used as a camping/glamping site due to its location and at this stage there is no owner's accommodation on site, but there is potential for accommodation, subject to gaining the necessary consents.

The office section in the industrial unit could be utilised by a camping/glamping business operation as a reception, shop, office or toilet block as it has separate access.

## Method of Sale

The property is offered for sale as a whole by private treaty.

## Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

## Services

The industrial units have mains electricity which is 3-phase, mains water and private drainage via a septic tank.

## Rateable Value

According to the Valuation Office website, the premises has a rateable value of £4,300. Interested parties are advised to make their own enquiries.

## Local Authority

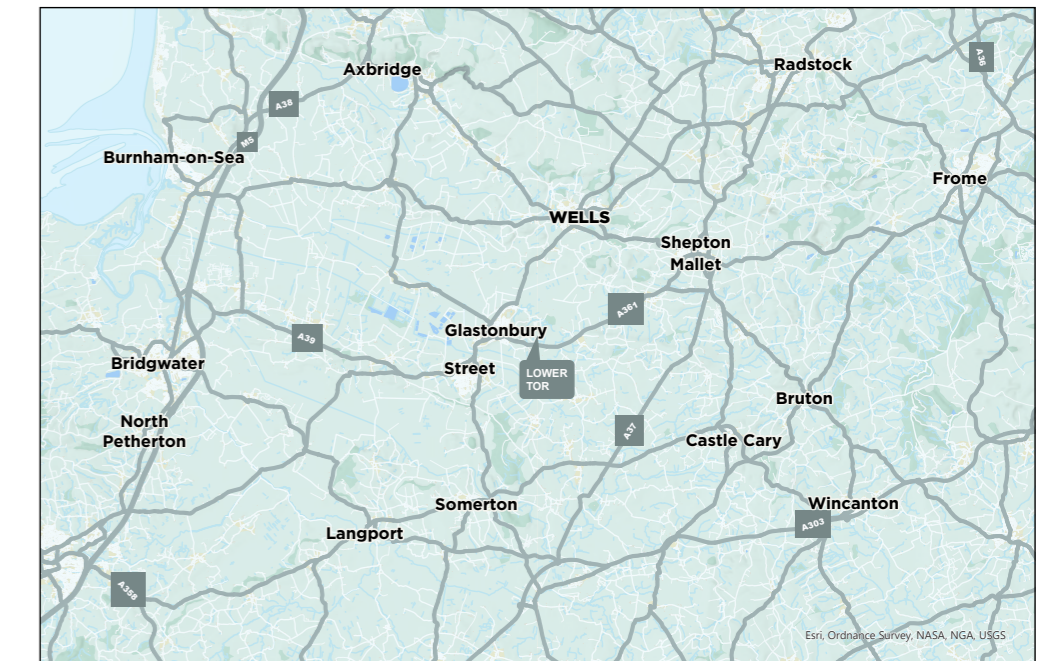
Mendip District Council  
[www.mendip.gov.uk](http://www.mendip.gov.uk)

## Viewings

Strictly by appointment with agents  
Carter Jonas.



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## Leisure

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07968 216596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

18 Davies Street, Mayfair W1K 3DS

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