

# FOR SALE

On Behalf of Administrators  
With Vacant Possession



Sanderson  
Weatherall



The Barns  
Huntingford  
Wotton Under Edge  
GL12 8EX



## Key Points

- Vacant Offices and Workshops
- Site extends to 0.55 acres
- 3 no. converted barns totalling 4,141 sq. ft.
- Historic residential planning consent

## Location

The Barns occupy a prominent location approximately 1 mile south of the rural village of Charfield, comprising a medium sized village of 2,500 residents. Amenities include, a public house, convenience store with post office and a primary school. South Gloucestershire are developing plans for a new train station in Charfield which will improve access to the rail network, jobs, education and a range of services and facilities.

The property is situated approximately 3 miles west of Wotton Under Edge and 3.5 miles east of Junction 14 of the M5 motorway.

The property primarily overlooks farmland, abutting Lower Huntingford Farm to the west and Huntingford Boarding Kennels & Cattery.

## Accommodation

Ground Floor	Sq. M	Sq. Ft.
Joinery Workshop	178.2	1,917
Workshop Store	73.8	795
Offices	62.4	671
First Floor		
Offices	70.4	758
<b>Total</b>	<b>384.8</b>	<b>4,141</b>





## Description

The Property consists of 3 traditional stone barns comprising workshops, offices, ancillary accommodation and storage via an open sided barn.

Main elevations are constructed in stone with exposed timber window sills. Roofs are pitched and/or hipped and covered in tiles incorporating roof windows.

Internally, floors are solid concrete to the main with the first floor comprising suspended timber floors. The joinery workshop has exposed solid oak beams and the office accommodation has plastered and painted / stone walls and suspended ceilings. Floors are uncovered to the workshop and carpeted to the office accommodation.

The open sided barn is of a similar construction to the main workshop and has exposed timber beams and concrete floors.

There are two access points, one from Swinhay Lane to the north and one from New Street to the south leading to a serviced yard with ample parking provisions. Boundaries to the site are marked by masonry walls, timber and metal gates.

## Planning

Consent was previously granted in July 2015 (Ref. No: PT14/3924/F) for the conversion of existing workshop and offices to form 3 residential dwellings with allocated private outdoor amenity space including garden, patio, bin store and two parking spaces.

Vehicular access would be by way of a shared driveway, entering the site from New Street to the south and exiting the site on to Swinhay to the north.

Planning permission was conditional on development commencing within 3 years of approval on 6th July 2015, this has not been implemented. The property has been used as an office with workshops since obtaining consent.

We advise interested parties to make their own investigations into historic planning consents.





## Tenure

Freehold

## Rateable Value

From April 2023, we understand the property is assessed for rating purposes as follows:

Rateable Value: £6,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (South Gloucestershire Council).

## Terms

The freehold of the site is available seeking offers in excess of **£550,000**. Subject to contract.

## VAT

All figures are deemed to be exclusive of VAT.



## Legal Costs

Each party are to bear their own legal costs in connection with any transaction.

## Anti-Money Laundering

In accordance with Anti-money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Services

We understand all mains services to be available and connected. Interested parties are advised to make there own investigations regarding this matter.

## Energy Performance Certificate

Our client has commissioned an Energy Performance Certificate for the subject property, a copy will be available on request.





# Viewings

For further information / to arrange a viewing please contact the Sole Selling Agents:

**Ben Bushill**  
07355 035 903  
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**Charlotte Robinson**  
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On behalf of: Neil Vinnicombe & Paul Wood of Begbies Traynor (Central) LLP –  
Joint Administrators of Chappell & Dix Ltd

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