



Newlands Farm, Nettlebridge, Oakhill, Somerset BA3 5HS
£2,450,000

COOPER & TANNER
THE ART OF AGENCY

Newlands, Nettlebridge, Oakhill, Somerset BA3 5HS

A stock farm of over 240 acres of pasture and arable capable land with an extensive range of modern buildings and an attractive well-appointed three/four bedroom bungalow.

- 240 acre stock farm
- Pasture and arable capable
- 125 acres in a ring fence
- Over 45000 sq.ft of buildings
- Former dairy farm
- 3/4 bedroom bungalow
- Superb setting and views
- Glorious rural location
- Available as a whole or in lots
- Bath 14 miles
- Shepton Mallet 4.5 miles

Viewing

Strictly through Cooper & Tanner on 01373 455060.

Description

A former dairy farm of over 240 acres of pasture and arable capable land; now a stock farm with an extensive range of modern covered yards and other farm buildings, an attractive well-appointed three/four bedroom bungalow having lovely views and all set in a glorious rural location, yet close to the A367 between Shepton Mallet and Bath, the road is made up of five blocks with the principal block comprising the dwelling and the farm buildings totaling 125 acres.

The other areas which total around 38 acres, 35 acres, 28 acres and 16 acres and all nearby and easily accessible. The farm buildings total about 45,000 sq.ft plus open yard space and are set a convenient distance from the bungalow.

Note: The Sellers will consider selling the bungalow and buildings with a lesser area of land to suit the requirement of the Purchaser.



Location

Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village, everyday needs are catered for in the Post Office/Village stores, doctor's surgery, village churches, village hall and recreation, boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-on-the-Fosse, All

Hallows at Cranmore, Kings, Bruton School for Girls and Millfield. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities. Bruton School for Girls and Millfield at Street are also easily accessible. 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.

Newlands Bungalow

Set in mature and private gardens the property enjoys super views of the wooded valley beneath. A drive leads from the lane where there is a parking area to the front.

The sitting room has windows to the front with a stone fireplace with open fire inset. Double doors open into the dining room with doors leading into the conservatory. The kitchen and breakfast room overlooks the rear garden and the fields beyond and is fitted with a range of wall and floor cabinets under a Corian work surface. There is a separate utility room and downstairs cloakroom with door to the outside. Currently there are four bedrooms although one has access through to another, a Jack and Jill en-suite shower room and there is also a family bathroom.

Mature gardens are well planted with a selection of fruit trees and borders, interspersed with lawns, a pond and a gravel and paved terrace.

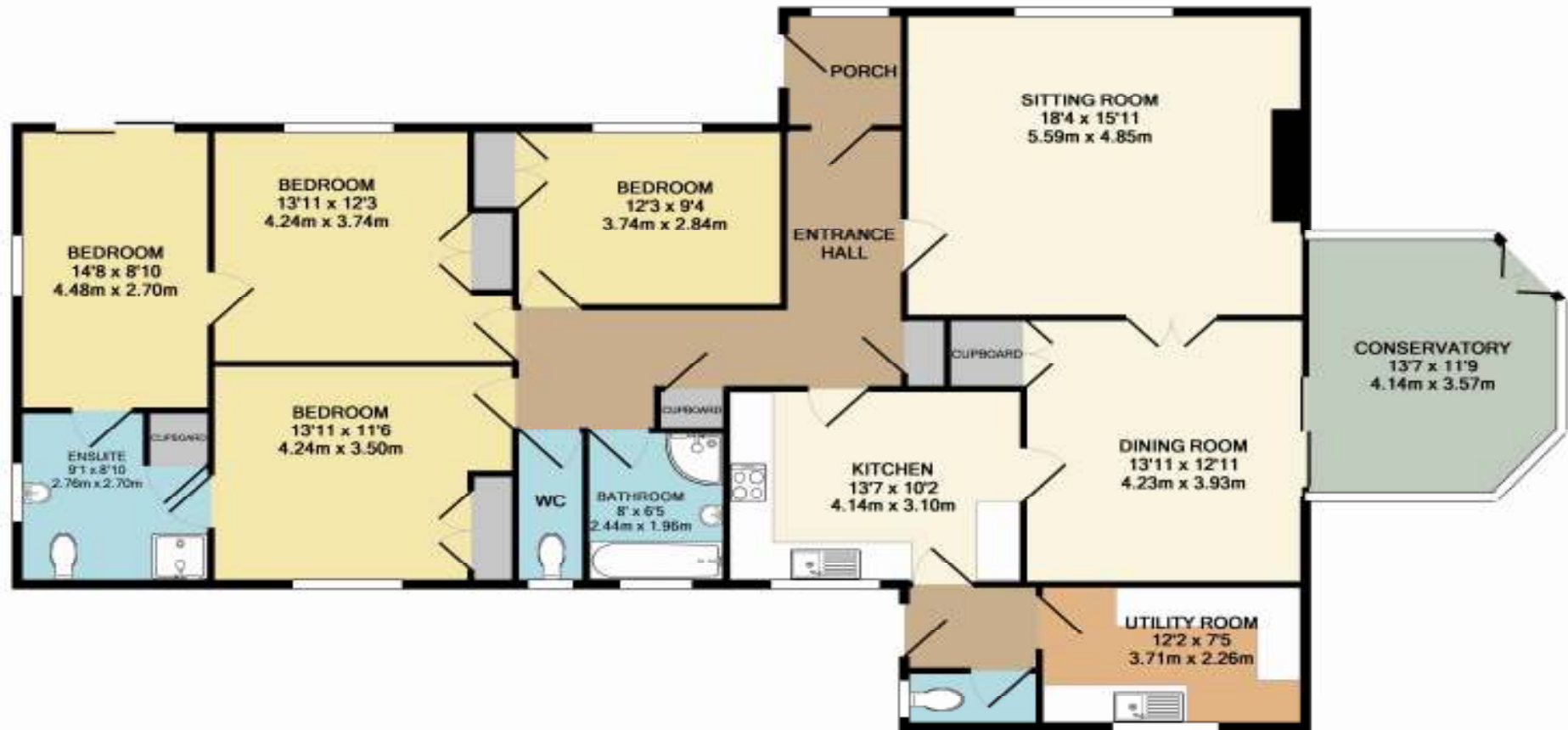
The Land

The land is all in pasture and all but about 25 acres is arable capable. All of the pasture is registered as 'Improved Grassland' for BPS purposes.

The main block of land adjoins the farmstead and total about 125 acres, a majority of the land is south facing and the soil is clayey loam with some of the off lying blocks being lighter, a more loamy soil. The main block is well served by a number of hard access tracks and most fields have mains water connected.



**Newlands Farm, Nettlebridge,
Oakhill, Somerset
BA3 5HS**



TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

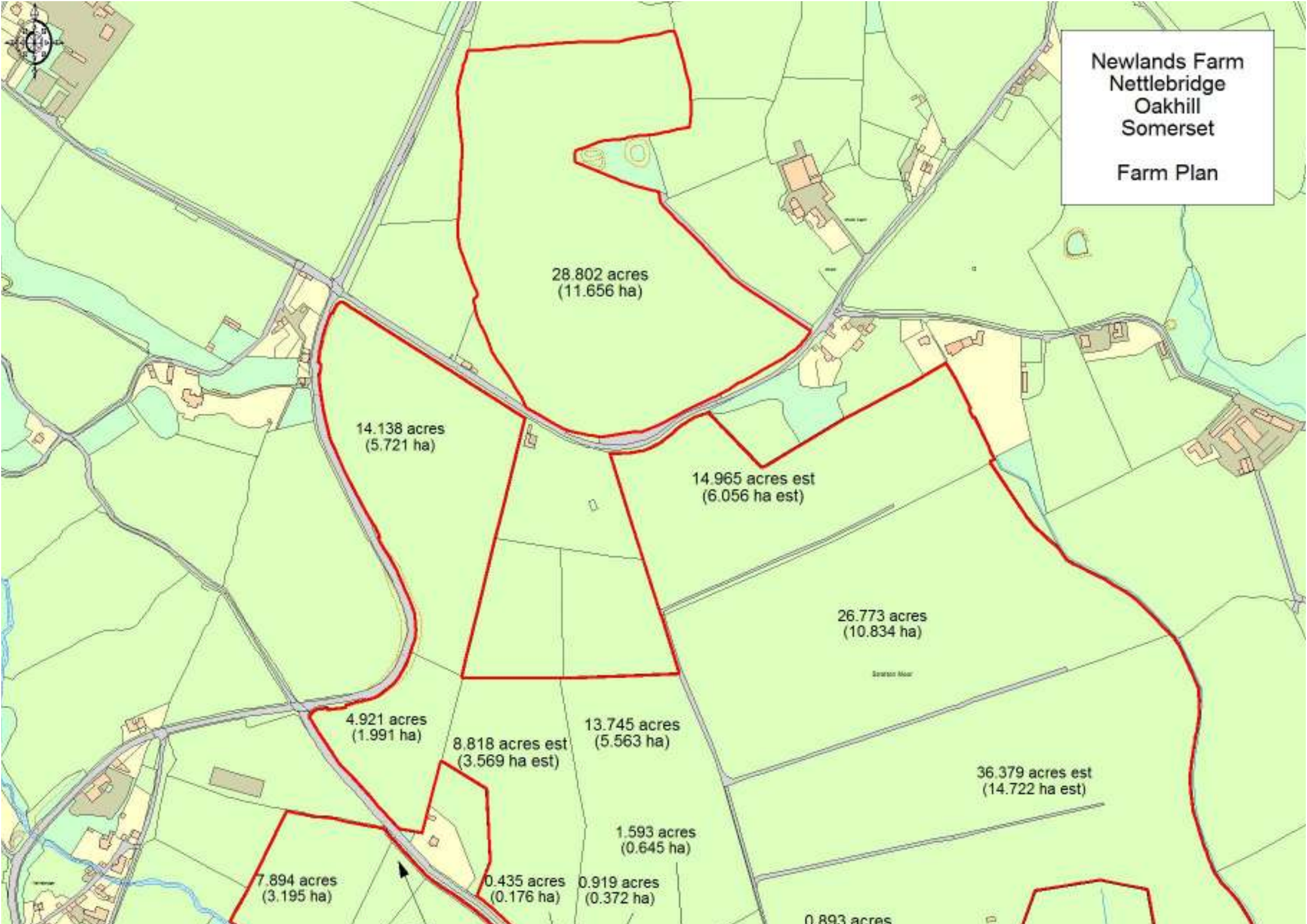
Area and Sales Plans

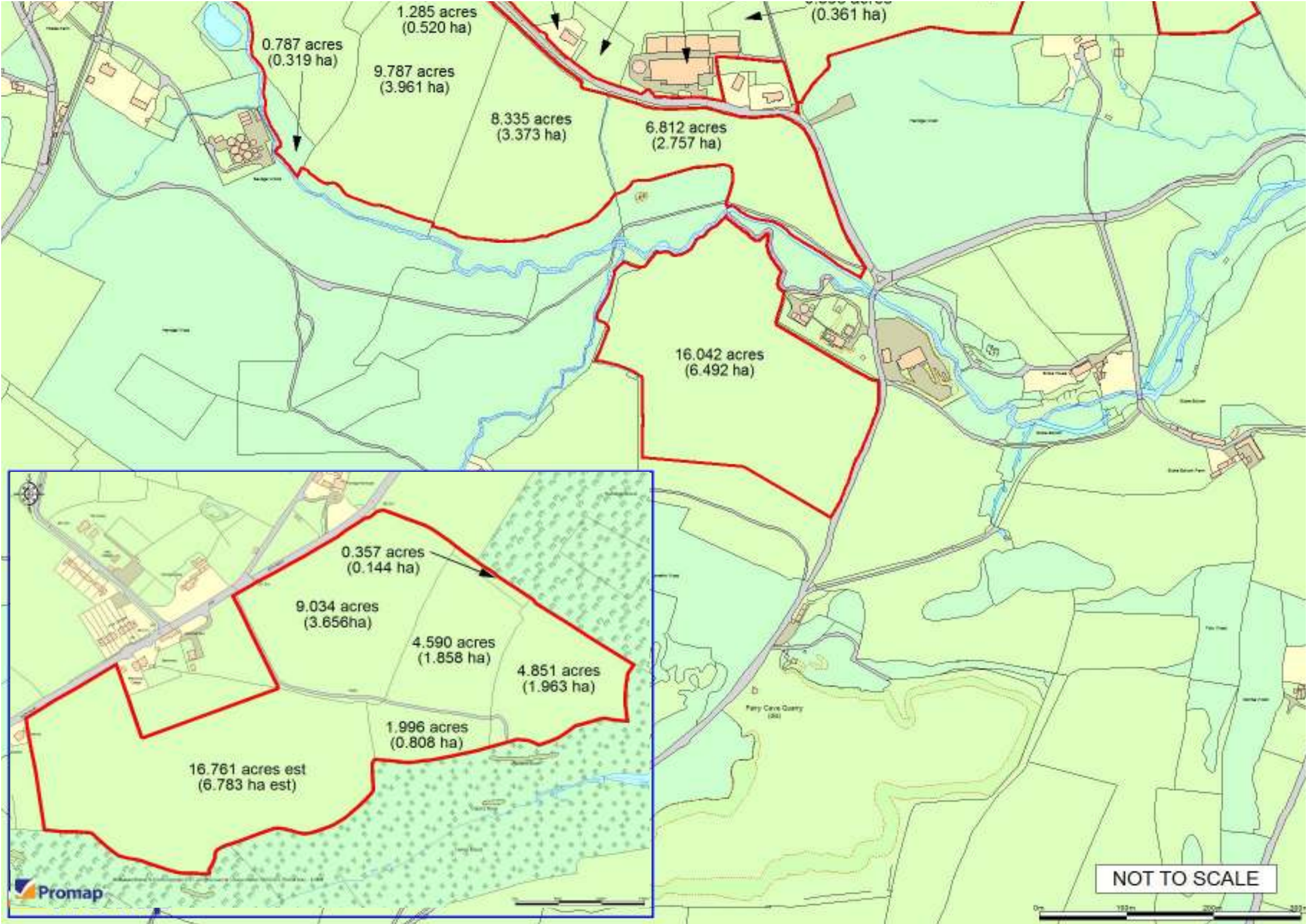
The area and the sales plan have been calculated and produced using Promap mapping software. Ordnance Survey Licensed and referenced where possible to the HMLR Title Plan, however, they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries, as they deem necessary.



Newlands Farm
Nettlebridge
Oakhill
Somerset

Farm Plan







Farm Buildings (See Buildings Plan below)

The Farm Buildings

The Farm Buildings lie just to the east of Newlands bungalow and on the southern edge of the main land block. They are all of steel frame construction with concrete floors, block walls and cac roofing sheets.

There is mains water and 3 phase electricity connected. There are three access points, two direct from the lane and one from the central farm track that also connects to the lane.

1. Covered Yard

3 Bay clear span barn with lean-to's either side. (34m x 18.5m).

2. Covered Silage Clamp

3 Bay clear span barn providing two clamps (18m x 18.5m).

3. Covered Yard

3 Bay clear span barn (18m x 18.5m).

4. Covered Yard

3 Bay clear span barn including workshop. (14m x 18m).

5. Workshop

Concrete block with roller shutter door.
Electric light and power (6m x 6m).

6. Covered Yard

3 Bay former cubicle house with central feed Passage (24m x 18m)

7. Covered Yard

4 Bay former cubicle house with central feed passage (24.5m x 18m).

8. Covered Yard

4 Bay clear span barn (19.5m x 24.5m).

9. Concrete Yard

4 Bay clear span barn (16.5m x 24.5m).

10. Covered Yard

3 Bay clear span barn (18.5m x 13.5m).

11. Loose Boxes

3 Bay lean-to.

12. Covered Handling Area

With race and crush.

13. Former Parlour.

14. Office/Store.

15. Slurry Store

Three ring 'Permastore.'





Farmhouse

Newlands

154.8m

Issues

153.0m

Not to Scale



GENERAL REMARKS

Tenure and Possession

Freehold. Vacant Possession will be given on completion.

Services

Private drainage, mains water, electricity and BT are all connected. Oil fired central heating. A spring water supply has been partly installed to supply the farm buildings and land.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Tel: 0300 303 8588

Council Tax Bands

Band – D.

Nitrate Vulnerable Zone (NVZ)

The Farm is not in a NVZ.

Rights Affecting the Property

A number of footpaths cross the property, they do not pass near the dwelling or through the farm buildings. Two adjoining properties are supplied with water on a sub-meter basis from the Farm's mains supply.

Milk Quota

There is no milk quota attached to the holding.

Basic Payment Schemes (BPS)

The whole farm is registered for BPS. Entitlements will be sold to the Purchaser of the Farm at the current market value on the date of exchange and transferred to the Purchaser after completion.

Environmental/Land Management Schemes

The Farm is included in ELS plus HLS Scheme.

Fixtures and Fittings

All fixtures and fittings are included in the sale at no extra charge. All curtains, ornamental lights, garden ornaments and the greenhouse are specifically excluded from the sale. All fixtures and fittings are included in the sale at no extra charge unless otherwise stated.

Sporting Rights

These are in hand and are included in the sale

Ingoing Valuation

The Purchaser will, in addition to the purchase price, be required to take over and pay for all items of "tenant right" listed below:

Baled Silage will be charged at valuation in accordance with CAAV guidelines.

Hay and Straw at market value.

All Purchased Stores including fertilizers, seeds, sprays, feeding stuffs, fuel and oil etc to be charged at cost.

The agreed sum shall be paid on completion with interest at 5% over NatWest Bank PLC base rate from completion to the date of payment. Should the valuation not be agreed within four weeks of completion, the matter should be referred to the decision of a single Arbitrator to be appointed by agreement, or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.



Employees

There are no employees on the Farm.

Sale of Equipment and Machinery

The Sellers reserve the right to hold a sale of surplus equipment and machinery on the Farm between exchange of contracts for the sale of the Farm and completion.

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the buildings.

Directions

From the A367 (the Fosseway) at Nettlebridge (take the turning signposted to Stoke Bottom and Holcombe. The Farm will be found on the left in a third of a mile.

MDH Ref: 12828 1st October 2015

IMPORTANT NOTICE

These particulars are set out as a general outline only for the guidance of intended purchasers and do not 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.





YOUR LOCAL
COOPER & TANNER
SALES, LETTINGS
& PROFESSIONAL OFFICES

CASTLE CARY: 01963 350327
FROME: 01373 455060
GLASTONBURY: 01458 831077
LONDON: 0207 8390888
SHEPTON MALLET: 01749 372200

STANDERWICK: 01373 831010
STREET: 01458 840416
WARMINSTER: 01985 215579
WELLS: 01749 676524
SURVEYS: 01985 217711