

Blackmoor Farm, Blackmoor, Lower Langford



A rare development opportunity to renovate a former farmhouse and convert a range of stone and tile outbuildings with pre-application advice into residential units. Set in over 2 acres and situated in a village with views to the Mendips Hills and the wooded slopes of Wrington.

Accommodation

Ground Floor (Existing) 2 reception rooms | Kitchen | Old dairy | Back kitchen
Two staircases

First Floor (Existing) 3 Bedrooms | Bathroom

Attic Potentially 2 bedrooms and bathroom

Distances

Bristol 13 miles, Wells 27 miles, Bath 23 miles, Bristol Airport 4.7 miles
Nailsea/Backwell Rail Station 9 miles, Bristol Temple Meads (London Paddington)
13 miles), M5 (J19) 14.5 miles, Cribbs Causeway Regional Shopping Centre 18 miles
(All distances are approximate).

Situation

Lower Langford village is situated on the western edge of the Mendip Hills and is a much sought after village which includes a popular pub, church, and Touts supermarket/petrol station. Blackmoor Cottage is in an attractive setting about 0.2 miles north of the village centre and about one mile south of Wrington. The property has south facing views to the Mendip Hills, and north facing views to the wooded slopes of Wrington hill.





The Property

Blackmoor Farm has been in the same family for six generations, since the 1800's when the house was built. It ceased to be a working farm in the late 1990's and was last occupied in 2014.

The attractive stone and tile farmhouse which requires complete modernisation, and the range of stone and tile outbuildings all have pre-application advice to develop. The site presents an excellent opportunity to develop a family farmhouse with ancillary accommodation for letting purposes, home offices, or dual living. The Farmhouse has pre-application advice to split into two houses with extensions.







Outbuildings

A range of stone and tile outbuildings lying adjacent to the farmhouse and a detached barn just west of the farmhouse, all have pre-application advice to convert into residential accommodation, making them ideal for use as holiday lets, home offices, or family occupancy, or mixed use, subject to full planning consent. In addition, the pre-application advice supports division and extension of the farmhouse into two dwellings. In total there are six potential units ranging in size between one and four bedrooms.

The grounds surround the house and outbuildings to the south, west and north and are laid to grass interspersed with trees. There are lovely views to the Mendips Hills and to the wooded slopes of Wrington Hill.

In all the property extends to 2.05 acres

Directions (BS40 5HJ)

When in the centre of Lower Langford, having passed the Langford Inn on the left, turn right into Blackmoor and drive for about 0.2 miles. The entrance to Blackmoor Farm is seen on the left hand side just before the bus stop.

Property information

Services: Main water and electricity. Private drainage.

Tenure: Freehold

Local Authority: North Somerset Council: Tel: 01934 888 888

Council Tax Band: E

EPC: G

Offers in Excess Of: £845,000

Planning: Pre-application advice is dated September 2022 from North Somerset Council. Please note that pre-application advice is provided to give guidance as to what is likely to be approved. This, or any scheme, will be subject to full planning consent.

Viewing

Strictly by appointment only with Knight Frank.



Approximate Gross Internal Floor Area

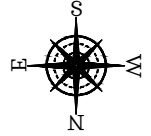
Main House = 227 sq m / 2,443 sq ft

Outbuildings = 342 sq m / 3,681 sq ft

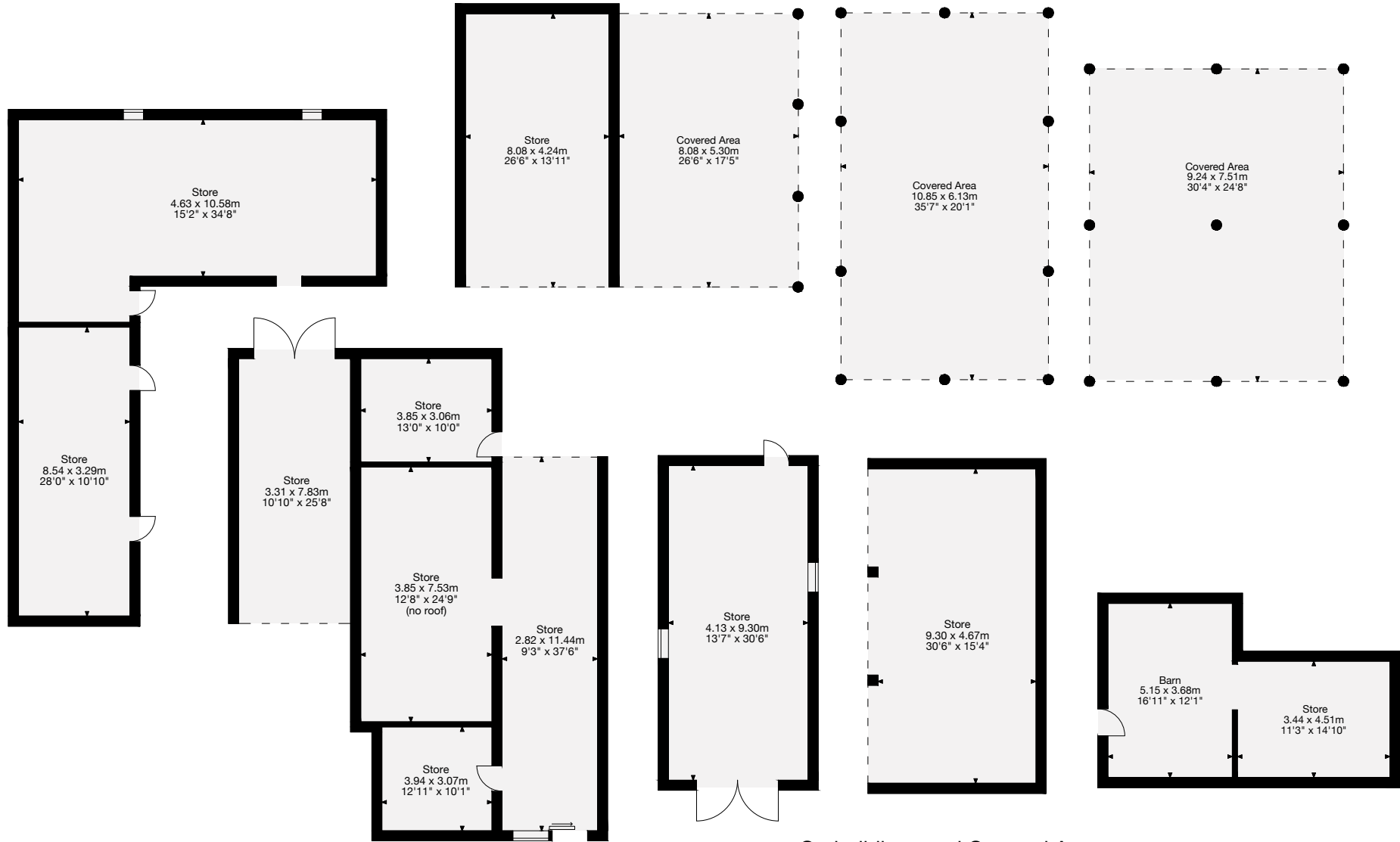
Total Area = 569 sq m / 6,124 sq ft

(Excl. Covered Areas 178 sq m / 1,915 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



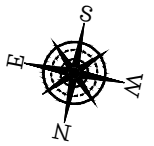
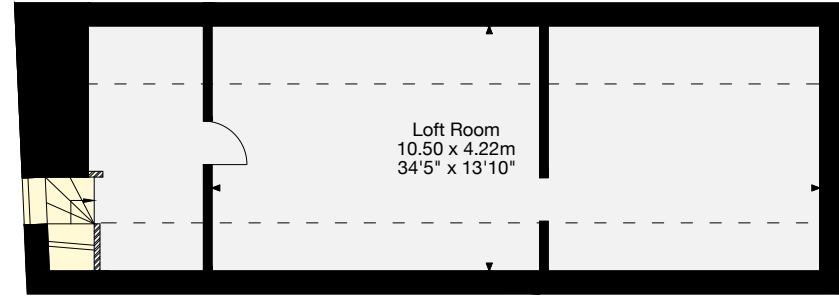
These three Covered Area structures are not part of the pre-planning advice.



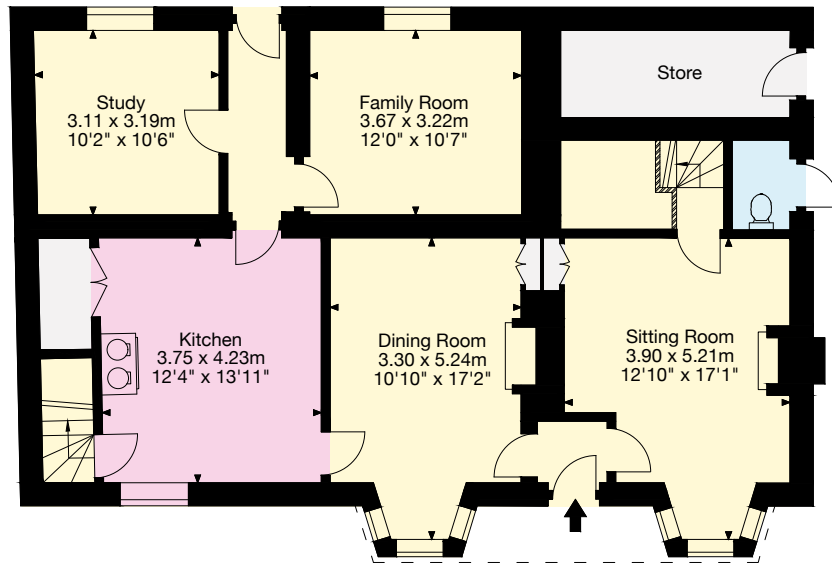
Outbuildings and Covered Areas

Approximate Gross Internal Floor Area
Main House = 227 sq m / 2,443 sq ft
Outbuildings = 342 sq m / 3,681 sq ft
Total Area = 569 sq m / 6,124 sq ft
(Excl. Covered Areas 178 sq m / 1,915 sq ft)

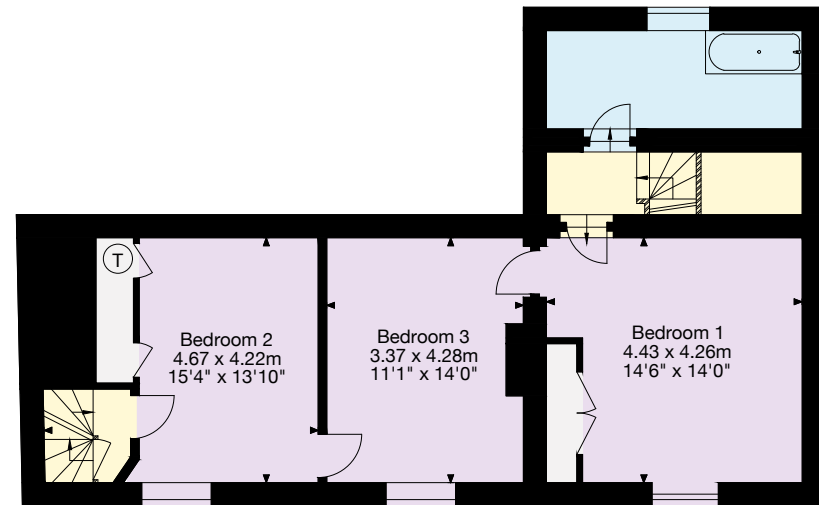
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor

Main House

Knight Frank Bristol
1 The Mall
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
0117 317 1996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated [April 2024]. Photographs and videos dated [April 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.