



Sunny Hill, Bruton, Somerset **BA10**

Rare opportunity within Bruton, Somerset.

The opportunity.

Sunny Hill, Bruton, Somerset BA10

A substantial range of buildings in an outstanding rural setting.

- Former school comprising a range of buildings last used for boarding, teaching, administration, staff accommodation and sport/recreation
- Potential for redevelopment/alternative uses to residential, senior living and/or hotel, subject to obtaining the necessary planning consents
- 5 miles from Castle Cary, with fast direct links to London Paddington and Bristol
- Principal Buildings: in all approx. 109,840 sq ft (10,205 sq m) GIA
- Land: in all approx. 26.3 acres (10.63 ha)
- To be sold Freehold by two separate registered Charities. Details can be found in the data room
- Vacant possession available
- Available as a whole or in lots



Pitcombe

61.9m

66.3m

73.7m

86.1m

67.0m

87.6m

67.0m

65.2m

58.7m

57.0m

55.2m

1.83m RH

Station House

The Old Station

Highcroft

Carn Brea

Greenleaves

Ludwell Cottages

Oak House

Greatdown House

Great Down Cottage

Cumbelange House

Sunny Hill House

Posts

Yarnwood

Pinewood

Field Cottages

The Lodge

Leafy View

Sunny Hill Cottages

Spring House

Bruton School for Girls (dis)

Tennis Courts

Tennis Courts

Sunny Hill Nursery

Rockville

Hill House

The Old Vicarage

Laburnum Cottages

Dismantled Railway

MILL LANE

Ivy Cottage

Laurel Cott

Solar Panels

Wayside

58.7m

57.0m

55.2m

1.83m RH

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Floor plans

A full set of plans for the buildings on the site can found in the data room.

Planning

No properties on the site are statutorily listed, nor does the site fall within a conservation area.

We have not made enquiries of the local authority to confirm the planning use. Knight Frank's planning team have written a Planning Appraisal that covers the entire site, please find it in the data room.

Statutory authority

Somerset Council.

Legal title and tenure

A copy of the freehold titles and pertinent legal information can be found in the project data room.

The site is held under freehold under title number: WS35919.

Details of the various leases can be found in the data room.

Services

It is the responsibility of the purchaser to ensure that services are available and adequate for their proposed use.

EPC

The EPCs are available in the data room.

Inspection

Inspections are by appointment only and can be arranged through the vendor's sole agents Knight Frank LLP. Inspections are made entirely at one's own risk and no liability is accepted by the vendor or their agent.

Method of sale

To be sold as a whole or as lots. The lotting structure can be found in the data room, but the vendor is willing to consider other lotting structures purchasers may be considering.

The properties are for sale by private treaty with the option reserved to proceed to informal tender. Please refer to the data room for information on the method of sale, bidding procedure, bid date and the bid form. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

VAT

We understand that the property has not been elected for VAT.

AML/ Source of funds

A successful bidder will be required to provide the usual information to satisfy AML requirements, as well as source of funds when Heads of Terms are agreed.

Data room

A project data room has been set up to host all relevant information. Please contact vendor's sole agents Knight Frank LLP for access details.

Contact us.

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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 June 2026. Photos dated May 2023, current photos available on the data room.

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