The Barn, Norton Farm
Kewstoke, BS22 9YR
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A detached traditional stone and tile agricultural building with planning for conversion into a four bedroom dwelling in elevated rural location with 2.21 acres.

- Detached traditional barn
  - 1,442 sq ft
- Planning to convert – 15/P/2357/CUPA
- 4 bedrooms
- Elevated rural location
- Coastal views
- Approximately 2.21 acres

For sale by Auction at 7pm on Tuesday 10 May 2016 (unless sold prior) at Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

Description:
A traditional detached stone barn located in an elevated rural position with far reaching views over its own land to the coast and beyond to the Welsh hills.

Situation:
Kewstoke is located to the north of Weston Super Mare, just 3 miles from Worle with all the facilities one could require. There are local shops, post office, pubs and restaurants and Kewstoke has a primary school and school bus to the award winning Priory School and Community College in nearby Worle. The coastal views include Weston Old pier, Flat Holm, Sand Point and the Welsh Coastline. Weston super Mare is approximately 1.5 miles distance providing a good selection of shops and leisure facilities. For the commuter there is the option of the M5 motorway interchange at St Georges, railway links and bus services providing transport to surrounding districts.

Planning permission has been granted to convert the agricultural building into a detached three/four bedroom single storey home, standing in approximately 2.21 acres of paddock and garden.

The Barn, Norton Farm is accessed from the lane leading to Sand Bay on the outskirts of Kewstoke. Double entrance gates lead from the lane to the extensive frontage at the front of the barn.

The accommodation will amount to approximately 1442 sq ft over a single floor.

In addition to the main building is a second smaller detached stone building to be used as storage.

Not apparent from the front of the property are the far reaching views and two paddocks amounting to approximately 2.21 acres.

Local Authority: North Somerset Council
Planning Permission: 15/P/2357/CUPA
Solicitors: Bond Dickinson LLP, 3 Temple Quay, Temple Back East, Bristol BS1 6DZ. FAO: Janice Cowley

An auction pack will be available via the Agent, David James & Partners Limited.

Price Guide & Lotting:
Lot 1: Stone barn with 0.63 acres £275,000
Lot 2: 0.95 paddock £20,000
Lot 3: 0.63 acres paddock £10,000
As a whole £305,000

Special Conditions of Sale:
Development uplift clause – the current vendors and their successors in Title will be entitled to 30% of any increase in the market value attributable to the grant of planning permission for any change of use of the land except for agricultural or personal equestrian use for a period of 15 years from the date of completion.

The purchaser of each Lot will contribute £500 + VAT towards the vendor’s reasonable agents’ professional fees.

Viewing: Strictly by appointment with the Agent, David James & Partners Limited. Tel: 01934 864300 Ref: 6485/50/01/03/16

Barley Wood Stables, Long Lane, Wrington, North Somerset, BS40 5SA
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PLANS AND PARTICULARS
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.
Total area
0.97 ha (2.38 acres)

Lot 1 - Barn 1
Area : 0.26 ha (0.63 acres)

Lot 2 - Paddock 1
Area : 0.45 ha (1.12 acres)

Lot 3 - Paddock 2
Area : 0.26 ha (0.63 acres)

Key
- Lot 1 - Barn 1
- Lot 2 - Paddock 1
- Lot 3 - Paddock 2
- Right of Way to Barn 1
- Right of Way to Paddock 1
- Right of Way to Paddock 2

FOR IDENTIFICATION PURPOSES ONLY

Our Roots go Deep in Property

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