



CADBURY FARM

Yatton - Bristol



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Cadbury Farm Road - Yatton - Bristol - BS49 4HW

Bristol 14 miles; M5 Junction (20) Clevedon 5 miles; Yatton Train Station 1 mile; Bristol International Airport 7.5 miles



A rare opportunity to acquire this 16th century period smallholding situated at the heart of the prosperous village of Yatton. Comprising a five bedroom detached Grade II Listed farmhouse in need of modernisation, with a range of modern and traditional agricultural buildings, set in 1.47 acres (0.59 ha) or thereabouts.

For Sale via Private Treaty, Guide Price £650,000

Viewing by appointment only through the Sole Agents:-

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Cadbury Farm, Cadbury Farm Road, Yatton,
Bristol, BS49 4HW



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INTRODUCTION

Cadbury Farm is a period holding, believed to date back to the 16th century, and has been farmed in hand across a wider land holding for a number of years, being used as a working beef suckler farm. The holding is being offered to the open market with the benefit of full vacant possession. It offers prospective purchasers an opportunity to acquire a smallholding in a sought-after area being a stone's throw from Bristol and benefitting from excellent transports links.

DESCRIPTION

A rare opportunity to acquire this five bedroom detached Grade II Listed farmhouse, nestled between the village of Yatton to the north and an expansive area of North Somerset moorland to the south. Boasting an array of outbuildings and set within approximately 1.47 acres (0.59ha) of land, the property offers any prospective purchaser the opportunity to create a versatile holding, with the prospect for a host of alternative uses (subject to obtaining the relevant consents), whilst being set within an incomparable location.

The House

The property presents prospective purchasers with the opportunity for dual occupancy, however across recent years the property has been occupied as a single dwelling. The principle access to the property is via a porch situated to the west of the property, which leads to a servicing Kitchen. A downstairs WC and utility area



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Building Plan



equipped with a washing machine point is situated off the Kitchen. The Kitchen leads through to a Snug with fixed cupboard storage and fireplace. From here the property begins to 'open up' via an extended hall way area which in turn provides the principle access to the first floor, a Conservatory with outside access to a neat patio and garden area, a Study, Pantry, Sitting Room and Dining Room, the traditional front door of the property which provides outside access to the north, a second servicing Kitchen with a washing machine point, with a downstairs WC, as well as another access to the outside via a porch. A secondary access to the first floor is situated within the second Kitchen.

From the main staircase, the first floor benefits from a sizeable landing area. To the left is a bathroom which is situated across two adjoining rooms, which in turn provides a fitted bath suite and shower room, as well as two WC's. The first floor benefits from five sizeable bedrooms, with 3 of these bedrooms benefitting from fitted wardrobes and cupboards. The bedrooms have the capacity to be utilised as double bedrooms if necessary. The secondary staircase connects to a small landing area which provides immediate access to one of the bedrooms and a WC. The small landing area connects to a hallway, which in turn provides access to another 3 bedrooms and then connects to the main landing area. Please see the floor plan for the individual room sizes.

The property benefits from sash windows and period features throughout.

The property requires modernisation throughout and offers potential for spacious living, as well as dual occupancy if preferred. Immediately adjoining the Farmhouse to the south is a traditional building known as the 'former dairy', which is used as the boiler room, which offers potential to form part of the residence, subject to obtaining the necessary statutory consents.

Outside

The property benefits from a level garden to the north, east and south, which is bounded by a stone wall, and ample car parking via a private drive.

The Buildings

The buildings comprise a range of both modern and traditional agricultural buildings which offer a wealth of potential, subject to obtaining the necessary statutory consents. The buildings briefly

comprise the following, (as referenced on the supporting Building Plan):

On entering the property, to the right is a block of traditional buildings under dual pitched roman tile roofs, (the block of traditional buildings benefit from access to their western elevation, as shown hatched blue on the Site Plan: -

Building 1:

A former four bay coach house, of stone and redbrick construction, with a concrete floor and reduced eaves height, **measuring 4.47m x 11.45m.**

Building 2: An open fronted traditional painted stone building with a large gable end and stone floor, which connects Building 1 to Building 3 and provides access to the western elevation of the buildings, measuring **5.58m x 6.23m.**

Connected to the western elevation of Buildings 1 & 2 is a rendered mono-pitch concrete block building which has been sub-divided to provide **Building 3: 2.85m x 2.82m** and **Building 4: 2.99m x 3.30m.**

Building 5: A traditional hay storage building painted white, with an associated hay loft. The building is accessed by two double wooden stable doors, benefits from a concrete floor and measures **4.03m x 7.04m.**

Connected to the western elevation of Building 5 is a traditional stone mono-pitched building referred to as **Building 6: 4.03m x 2.94m**

Building 7: A traditional agricultural storage building benefiting from a concrete floor and measuring **5.08m x 4.31m.**

Building 8: A traditional agricultural storage building benefiting from a concrete floor and measuring **5.59m x 4.42m.**

The roof of Buildings 4 & 5 has become damaged to part, with slipped roof tiles and damaged fascia boards.

To the immediate south-west of the farmhouse are two former agricultural buildings, comprising:-

Building 9: A traditional stone building with a pitched roman tile roof, currently used as agricultural implement store, measuring **3.18m x 5.59m.** *Please note there is significant damage to the roof of this building.*

Building 10: A rendered traditional stone lean-to off Building 6, with a

tin roof, measuring **3.69m x 3.19m.**

To the south of the farmhouse and Buildings 9 & 10 is a vast area of part concrete and part hardstanding farmyard. Within this area **Building 11** being a **11.19m x 7.47m** steel apex framed, part concrete block and part timber spaced boarding, former livestock building is located. The building is of a good condition benefiting from recent repairs and a concrete floor, with an asbestos sheeted roof.

To the east of Building 11 is a wooden framed field shelter, measuring **3.61m x 7.18m**, (referred to as **Building 12**), which is situated within a concrete yard.

The buildings offer a wealth of opportunity for any prospective purchaser to adapt them for a range of alternative uses, subject to obtaining the relevant statutory consents.

The Land

The land at Cadbury Farm formerly comprises a generally level parcel of pastureland extending to 0.84 acres (0.34 ha), which is bounded by mature hedgerows and drainage rhynes to part. The Land Is Classified as Grade 3.

Additional Land

It is to be noted that there is the opportunity to acquire an additional 2.65 acres (1.07ha) or thereabouts of adjoining pastureland, by separate negotiation. To this regard any interest should be directed to the selling agent.

SERVICES

The farmhouse benefits from mains electricity and water, with an oil fuelled central heating system. The farmhouse has the benefit of a newly installed package treatment plant, which serves as the principle point of drainage.

Some of the buildings benefit from mains electricity connected. Mains water is connected to the farmyard.

The land benefits from natural watering only.

OUTGOINGS

North Somerset Council Tax Band 'F'.

Drainage rates are of approximately £2 per acre per annum are payable to the Somerset Drainage Board Consortium.



DIRECTIONS

From the village of Congresbury proceed north-west through the village along the ‘High Street’ until you reach the traffic lights and the T Junction onto the A370, which is adjacent to the Congresbury Arms Public House. Turn right onto the A370 and head north for approximately 0.2 miles and at the traffic lights turn left onto the road more formally known as ‘Smallway’. Proceed along Smallway for approximately 0.7 miles and then turn left onto Mendip Road. Proceed west along Mendip Road for 0.3 miles and then turn left onto Cadbury Farm Road and head south for 0.1 miles and the property will be on your left hand side and as marked ‘For Sale By Public Auction’, by one of our Marketing Flag Boards.

METHOD OF SALE

The property is offered for sale via Private Treaty.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

TENURE AND POSSESSION

The property is sold as freehold tenure with the benefit of full vacant possession upon completion.

LOTTING

It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

STATUTORY DESIGNATIONS

Cadbury Farm is situated within a SSSI Impact Risk Zone where planning applications are assessed for likely impacts on nearby SSSIs/SACs/ SPAs and Ramsar Sites.

We understand the farmhouse, traditional farm buildings and their immediate curtilage to be designated as Grade II Listed and referred to as CADBURY FARMHOUSE, List Entry Name: 1129142.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

Over the years there has been a range of planning applications at the holding that have been submitted to the Local Planning Authority which have been summarised below;

Ref. No: 16/P/0180/LB

Ref. No: 16/P/0179/F

Ref. No: 15/P/0886/CUPA

Ref. No: 04/P/3283/F

Ref. No: 04/P/3282/LB

DEVELOPMENT CLAWBACK

The sale will not be subject to development clawback provisions and therefore will be sold free of this encumbrance, which will mean that any benefit of any subsequent change of use and/or planning permission will be retained by the purchaser without the need to pay any uplift to the predecessors in title.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

There are unsafe buildings at the property and trip hazards, a detailed Health and Safety Risk Assessment is available from the selling agents

Approximate Gross Internal Area = 285.0 sq m / 3068 sq ft
 Store = 16.9 sq m / 182 sq ft
 Total = 301.9 sq m / 3250 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230291)

Important Note: These floor plans are for illustrative purposes only and are not to scale.

and **must** be reviewed prior to any viewing. Therefore, please contact the agent to arrange a viewing of the property. Due to this we are also unable to accommodate anyone under the age of 18 at any viewing.

RIGHTS OF WAY

There are no Public Rights of Way on or over the holding.

It has transpired that there is no express right of way over the area hatched brown on the site plan in the title deeds however, the current owners have used this access in excess of 50 years and therefore have obtained prescriptive rights, and a statement of truth will be provided by the sellers on completion to that effect.

A Right of Way for all purposes at all times will be granted by the seller to the purchaser over their retained land as hatched blue on the Site Plan. The extent of the Right of Way includes the principle access to the property, but also includes a gateway that provides access to a strip of land between the western boundary of the property and western elevations of the traditional buildings (Buildings 1-5).

WHAT.3.WORDS

For the exact location download the app and enter;

///shorts. Verifying.sling

BASIC PAYMENT SCHEME

Basic Payment Scheme delinked payments will be retained by the seller.

ENVIRONMENTAL MANAGEMENT SCHEMES

The land is subject to options contained within an existing Countryside Stewardship Mid-Tier Agreement. The successful purchaser is to honour and meet the prescriptions of such options for the remainder of the scheme year (31.12.2026), with the seller retaining the 2026 scheme year payments.

WAYLEAVES AND EASEMENTS

The property is sold and so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and

advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

AGENTS NOTE

The seller is to erect a fence line between points A-B on the attached Site Plan. The exact details of the fence specifications will be negotiated at a later stage between the buyer and seller. The purchaser is to adopt the maintaining, repairing and replacing obligations of the fence line as marked A-B- on the site plan.

For the avoidance of doubt the Shepherd’s Hut that is situated between Buildings 11 & 12 does not form part of the sale, however, is available via separate negotiations.

FLOOD RISK

The residential property, part of the land holding and buildings 1-10 & 12 are located within Flood Zone 1 as defined on the Environment Agency’s Flood Map. Building 11 is located within Flood Zone 2. The remaining area of the land holding is located within Flood Zone 3. We have been informed by the sellers that the property has never flooded during their occupation.

BROADBAND

FTTP—part-fibre connection available via ‘Openreach’ with current download speeds of up to 76 Mbps. .

MOBILE COVERAGE

Available via EE, O2, VODAFONE, TALK MOBILE & IDMOBILE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

SELLING AGENTS

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Ref: BST250120

CADBURY FARM



Centre Tile Ref: ST430 649
Scale 1:1,250 @ A4
Drawing No Z25999-04
Date 23.02.26

Based on Ordnance Survey 1:2,500
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Total: 0.59 Ha (1.47 ac)



