



Barns at Rolstone Manor Farm

Hewish

Carter Jonas

Barns at Rolstone
Manor Farm
Balls Barn Lane
Hewish
Weston-super-mare
Somerset
BS24 6UR

Two barns with permission
for conversion to two no.
dwellings with about
one acre.

The Barns at Rolstone Manor Farm comprise
two traditional barns with planning
permission for conversion to two no. two
bedroom dwellings together with a Dutch
barn with lean-tos off and adjoining pasture
paddocks.

In all extending to about one acre.

For sale as a whole or in up to two
separate lots.

Carter Jonas



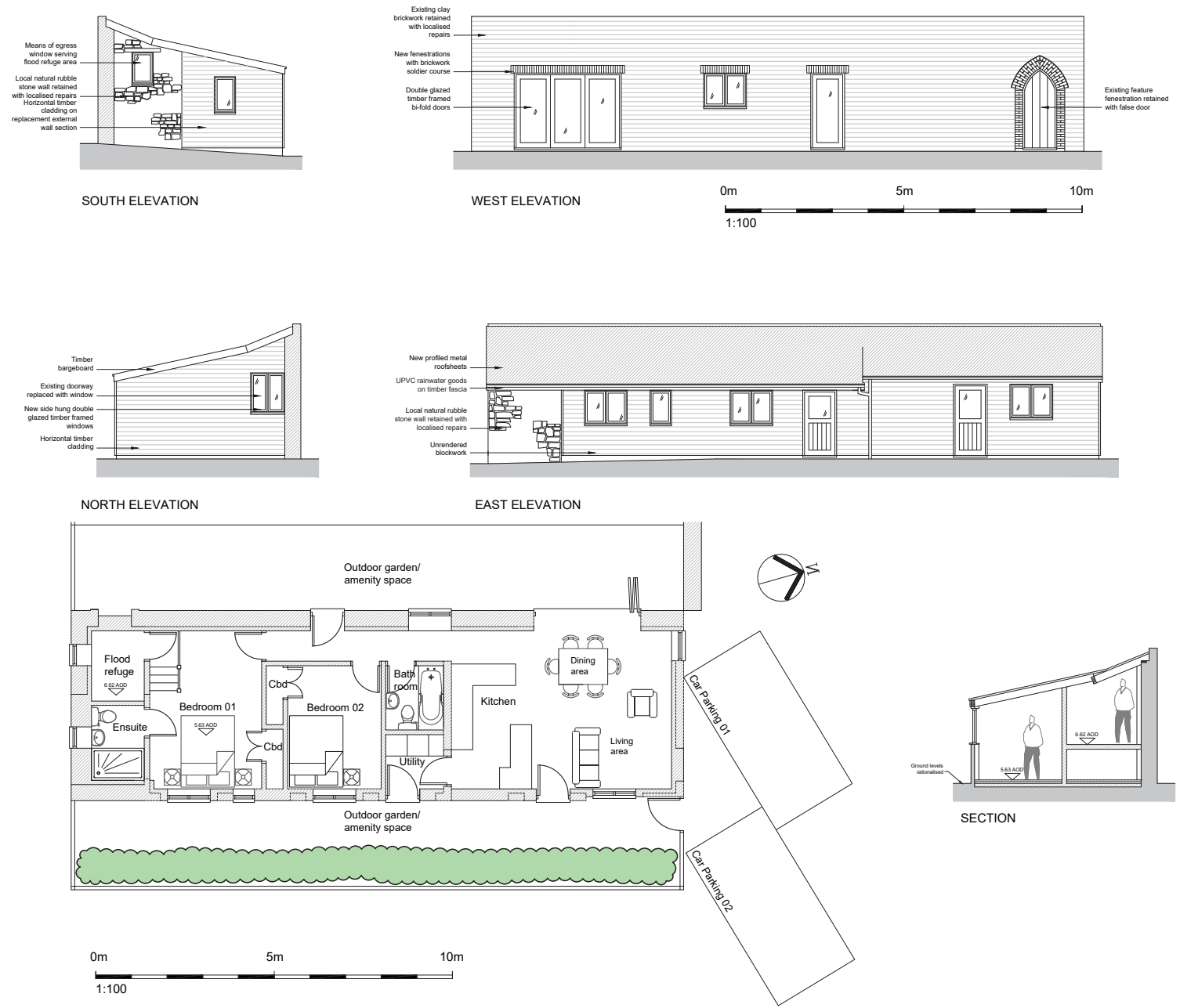
Location

The Barns at Rolstone Manor Farm are
located between Weston-super-mare and
Congresbury with easy access to the A370
and in turn the M5 motorway at Junction 21.

The Barns

Lot 1: The proposed Lot 1 comprises the
westernmost barn of block, brick, and stone
elevations under a tiled roof with a lean-to
garage off to the north and enclosed garden
to the west.

The western boundary comprises the close
board fence. The semi-detached garage
to the north is included and the northern
boundary comprises the garage wall and
close board fence. The proposed eastern
boundary is the mid-point between barns 1
and 2 and the proposed southern boundary
is 12' to the south of the barn.



Lot 2: The proposed Lot 2 comprises the eastern barn of block, brick, and stone elevations under a tiled roof. In addition to the barn itself, there is a Dutch barn with lean-tos off included with Lot 2, together with two pasture paddocks to the east of the buildings.

The proposed western boundary comprises the mid-point between barns 1 and 2 and the proposed southern boundary is 12' to the south of the barn. The northern boundary comprises the close board fencing.

Method of sale

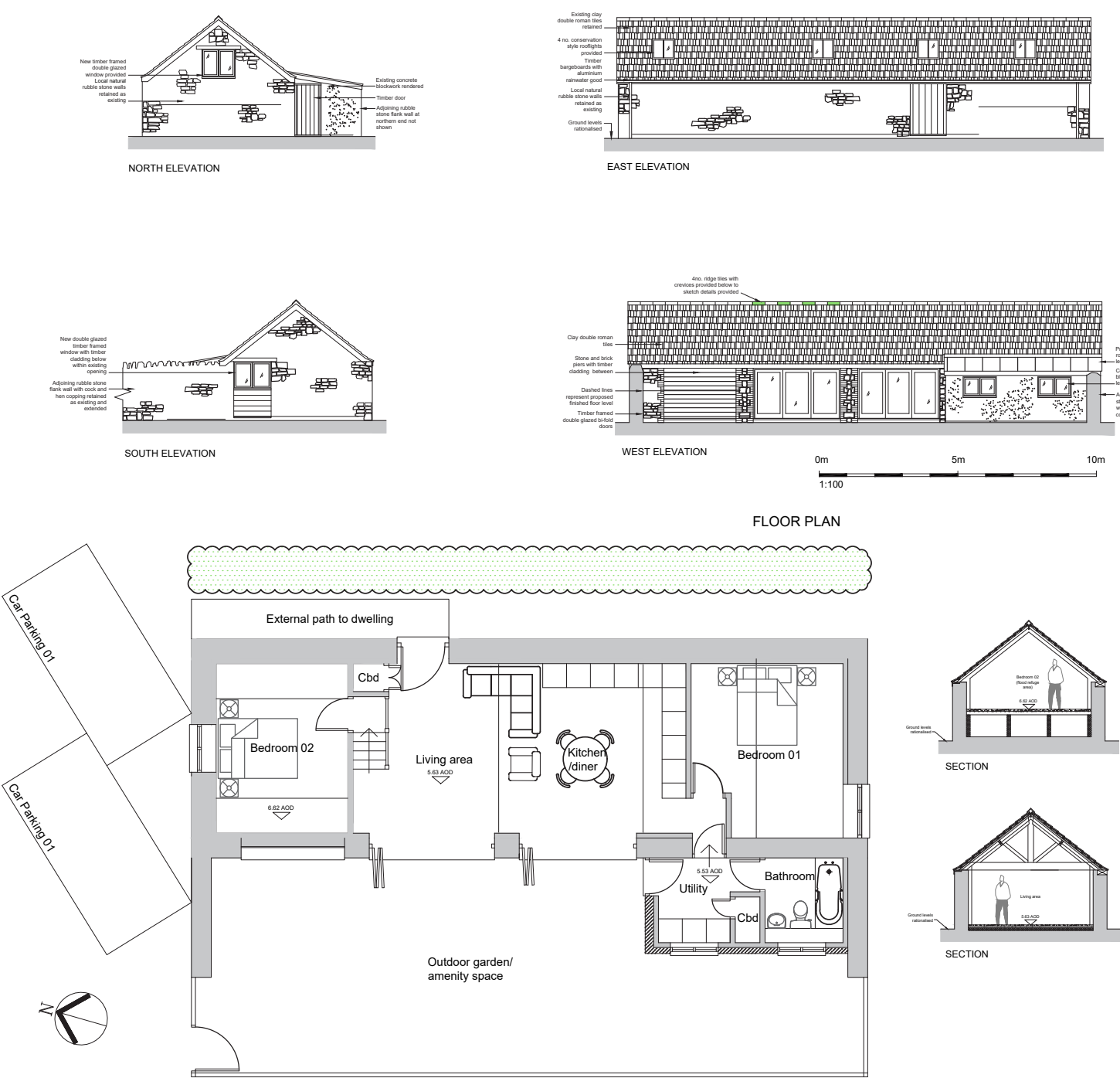
The property is offered for sale by private treaty as a whole or in two separate lots. The guide price for the whole is £300,000. The guide price for Lot 1 is £125,000 and the guide price for Lot 2 is £175,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

Planning permission was granted by North Somerset Council in December 2023 under application reference 23/P/0815/FUL for the conversion and change of use of two no. barns to create two no. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use.



Services

Two separate mains water supplies have been connected to the south of the barns. Mains electricity appears to be available on the adjoining land. The purchaser(s) will need to install sewage treatment plant(s) to service the dwelling(s). Potential purchasers should make their own enquiries of the relevant service providers of the availability and capacity of mains services for the site.

Wayleaves Easements & Rights of Way

The site will be sold with a right of access over the new access track as hatched on the plan. In turn, the vendor will reserve a right of access to their wooden gates to the north of the site, and their land to the south of the site, with access at the eastern end of the Dutch barn.

Health & Safety

Potential purchasers should take particular care when inspecting the property being mindful of uneven and potentially slippery surfaces as well as livestock and machinery which may be present/operating at the time of inspection.

Local Authority

North Somerset Council
www.n-somerset.gov.uk

Viewings

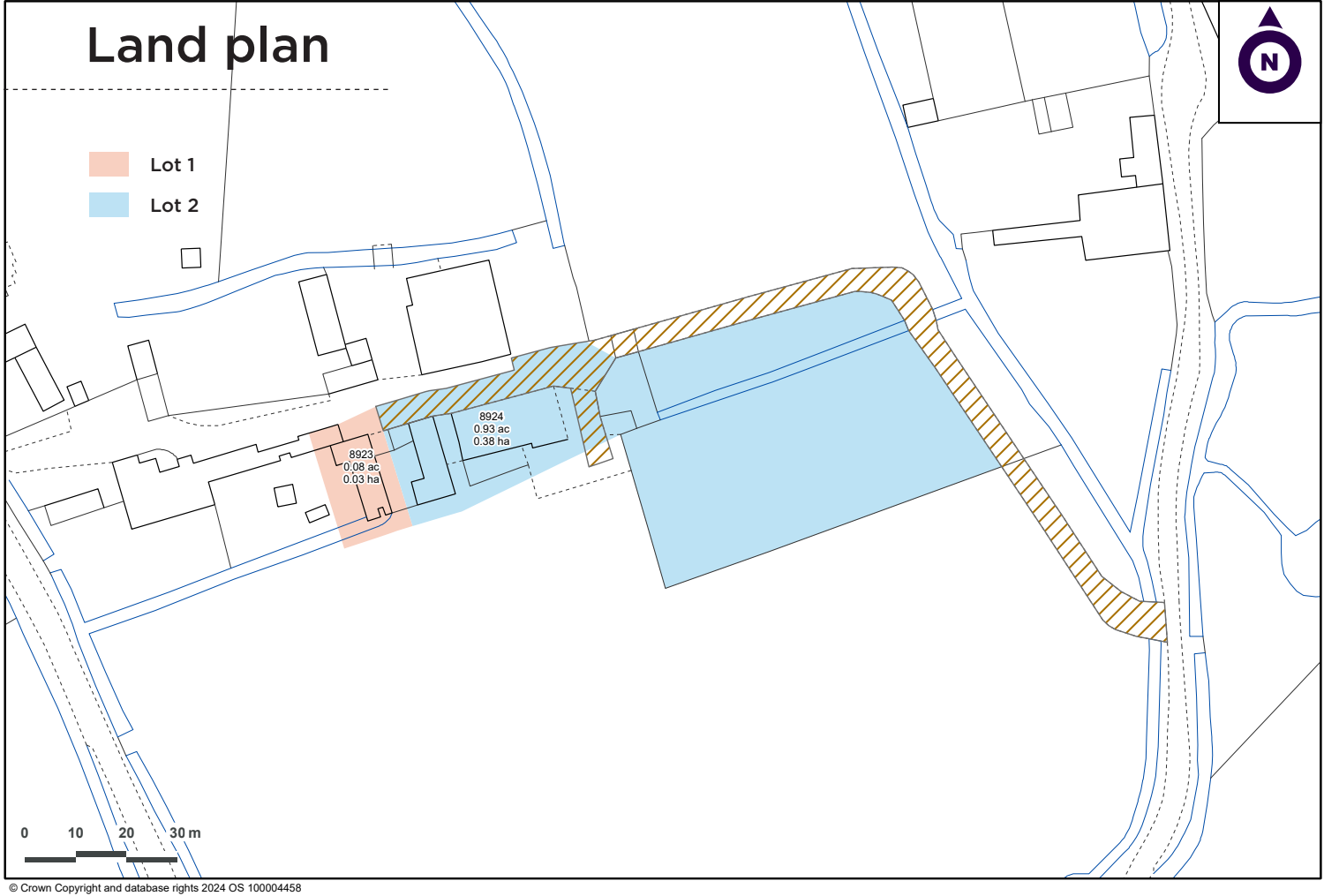
Potential purchasers may view the barns during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.

Directions

From Junction 21 of the M5 motorway follow the A371 to Bristol and Congresbury. Take the next right signed Rolstone onto West Rolstone Road. Follow the road for about ¼ of a mile, passing the entrance for Rolstone Manor. Turn left onto Balls Barn Lane. Follow this lane for a short distance and the new entrance drive to the barns will be found on the left.



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Important Information

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