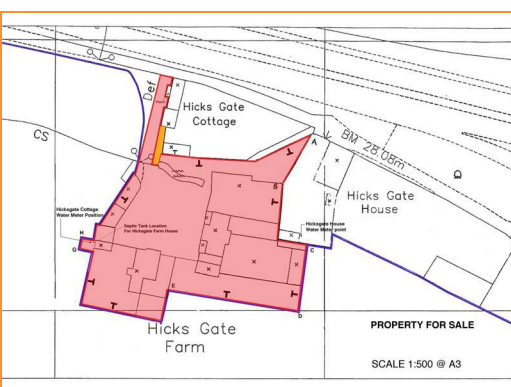




**Hicks Gate Farm, Hicks Gate, Keynsham, Bristol, BS31 2AB**

**Sold @ Auction £500,000**

Farm and Multiple Outbuildings - NOW IN NEED OF MODERNISATION - huge scope for redevelopment.



# Hicks Gate Farm, Hicks Gate, Keynsham, Bristol, BS31 2AB

## THE PROPERTY

A picturesque detached period farmhouse, for modernisation, located on the south side of an historic and farm court yard surrounded by additional traditional farm outbuildings including dairy sheds and a magnificent barn.

\*\*\* SOLD BY AUCTION IN 2016 \*\*\*

## LOCATION

Hicks Gate Farm lies in a delightful and secluded quasi-rural location just off The A4 Bath Road. Located within a few minutes drive of the market town of Keynsham and conveniently located for both Bristol and Bath. This complex of buildings offers the advantage of a rural life with all the convenience of the facilities provided by the immediate proximity of two major cities. Bath can be accessed off the adjacent A4 road and is approximately nine miles away.

## THE OPPORTUNITY

Although no formal planning permission has been granted it is obvious that a site of this size, location and complexity should offer the potential for further development. A Planning Appraisal is available from our joint agents, Alder King.

Continued use as a farm or quasi commercial activity.

## ACCOMMODATION

Comprises of: A detached farm house with garden space to front and rear, two stone barns and dairy sheds. Please refer to floorplans and site map.

## HOUSE

Includes two reception rooms, kitchen, lobby area, bathroom and three bedrooms.

## PLANNING SUMMARY

Alder King Advises

The site comprises Hicks Gate Farmhouse and its associated agricultural buildings which are currently redundant. The site is located south of the Bath Road (A4) to the north east of Keynsham. There are frequent bus services running between Bristol and Keynsham. The site is not within a conservation area and has no nationally listed buildings.

On the basis that the site is part of an agricultural holding, permitted development rights granted in April 2014 allow for the conversion of existing agricultural buildings in an established agricultural holding to up to three residential dwellings. The exercise of these permitted development rights would require a prior notification application to be submitted to Bath and North East Somerset Council.

There is also scope for development as part of an agricultural diversification scheme such as tourist accommodation or live-work units. Such a proposal could potentially include an element of residential development.

The site has good potential and there are a number of avenues that warrant exploration. There are good arguments to be made in support of re-using and redeveloping the site.

Advice relating to planning matters and securing planning permission for development is available from Alder King Planning Consultants.

## GUIDE PRICE

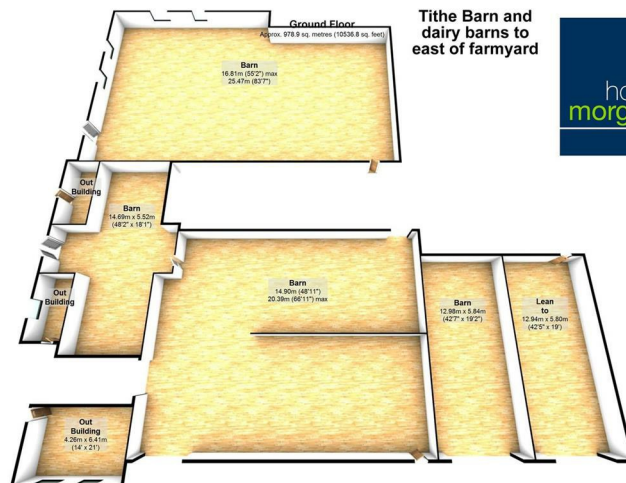
An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

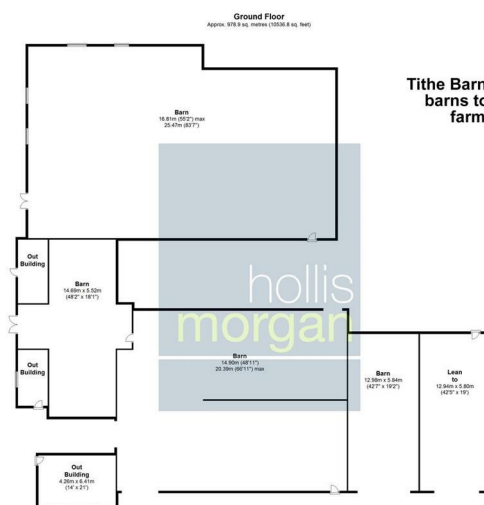
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Title Barn and dairy barns to east of farmyard**



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