



Lower Pitts Farm, Wells Road, Priddy, Somerset

£4,850,000 Freehold

COOPER
AND
TANNER

Lower Pitts Farm, Wells Road, Priddy, Somerset, BA5 3AZ

 4  3  1  295 acres EPC E (B)

£4,850,000 Freehold

An outstanding ring-fenced farm in the Mendip Hills totalling about 295 acres. Largely arable with pasture and woodland, formerly a livestock farm and also highly suitable for environmental or sustainable farming.

Description. Currently largely an arable farm comprising just over 250 acres of good, productive arable land with some permanent pasture, woodland and copse. The layout and quality of the land makes the farm very versatile; in the past it was a mixed dairy, arable and livestock farm. There is a good range of buildings which include an excellent large modern multi-purpose barn providing at least 1000 tonnes of grain storage and machinery storage. Lower Pitts Farm is extremely well farmed, and it is rare to find such a productive arable farm of this quality and condition, whilst also combining significant wildlife conservation and amenity attributes, in this region. The farmhouse has four bedrooms and is both attractive and very well presented.

House. An attractive double fronted period farmhouse provides light and spacious accommodation with pretty gardens to the front and side. A stone entrance porch leads into the entrance hall with stairs to the first floor and doors to the reception rooms. The living room has windows to the front, double doors to the side, picture rail, tall built-in cupboard and fireplace with wood burner inset. The drawing room has windows to the front with built-in cupboards and fireplace. The dining room has a window to the side, period picture rail, oak fireplace surround with period range cooker inset. The kitchen is fitted with a range of cream wall and floor cabinets with an electric range cooker and built in fridge/freezer and a tiled floor. There is a utility room with a flagstone floor, plumbing for a washing machine and tumble drier, a Worcester boiler and a

separate cloakroom. A pantry and storeroom complete the downstairs accommodation. On the first floor there are three double bedrooms, a single bedroom and a family bathroom with steps down to a further storage or hobby room. There are period fireplaces in some bedrooms with good ceiling heights and a light and bright feel.

There is an attached stone outbuilding that provides storage which could be incorporated into the farmhouse if required or potentially converted to an independent office or studio.

Farm buildings. The farm buildings are situated at two locations on the farm with both have good access from the network of farm tracks. The principal building is an excellent modern multi-purpose clear span central barn with lean-to's to both sides and fibre cement roof and cladding. A steel portal frame construction with the central part being 20m x 24m and 5 metres to the eaves with a concrete floor. Each lean-to is 8m wide. The other location comprises a group of three livestock and fodder/straw storage buildings being two covered loose yards and a general-purpose storage barn all set around a concrete yard. A further workshop/machinery store is set adjoining the house.

Land. All the land is within a ring fence with the majority being level and the remainder being sloping or undulating. About 250 acres is currently cropped with winter wheat, winter oats and spring barley. The farming system employed is designed to be low in put with a strong focus on soil health. Yields achieved 3.25 and 2.25 tonnes for wheat and oats. About 10 acres is permanent pasture and about 7 acres currently in a conservation mix. Approximately 18 acres is woodland or copse. The fields are virtually all regular shapes with straight boundaries and are all a good size ranging from 9 to 30 acres.











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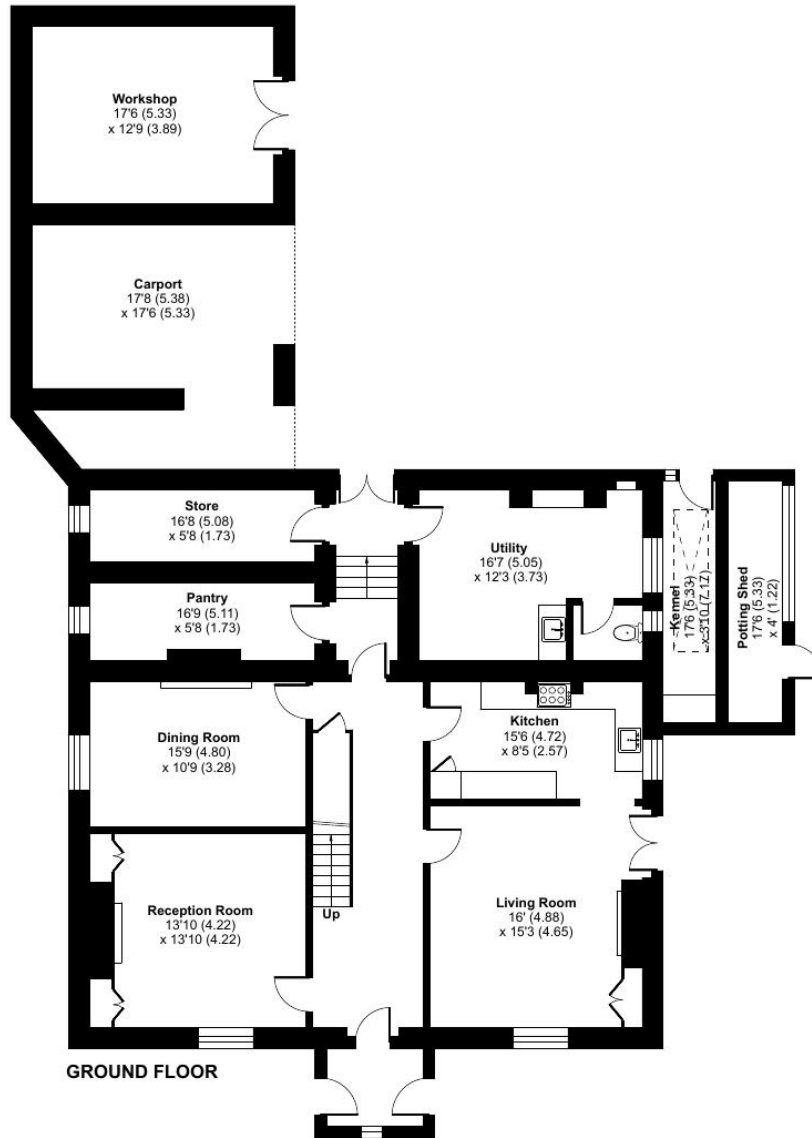
Approximate Area = 2770 sq ft / 257.3 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

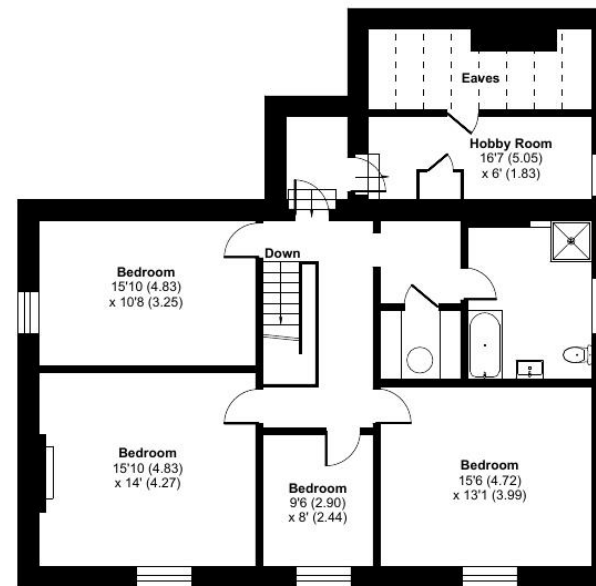
Outbuildings = 362 sq ft / 33.6 sq m

Total = 3235 sq ft / 300.5 sq m

For identification only - Not to scale



GROUND FLOOR



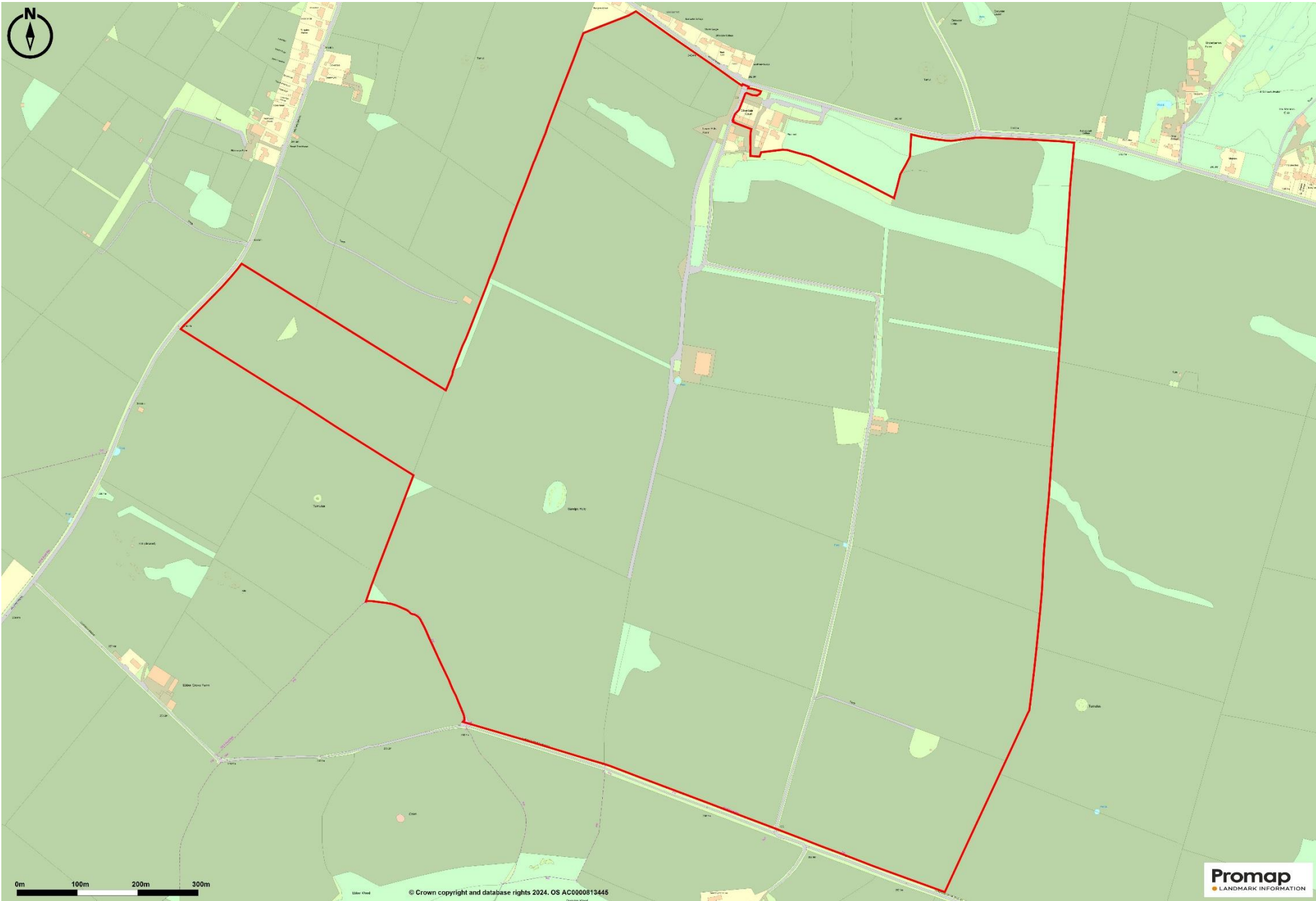
FIRST FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1133398



0m 100m 200m 300m

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LANDMARK INFORMATION





Caving. The Mendips are known for its cave systems and farm has several cave entrances. The present owners are currently working with local caving societies who are exploring and recording the caves beneath the farm.

Location. Priddy is a pretty and historic village in an elevated position on the Mendip Hills. It is within striking distance of Bristol and Bath and interspersed with farms, and attractive villages. There is a strong community with a public house, school, pre-school and a village hall. Wells (4 miles) is a vibrant City and provides excellent shopping, commercial, educational and sporting facilities. Although in a rural location, Priddy is accessible to Bristol (19 miles) and Bath (19 miles) and the Somerset market towns of Shepton Mallet, Frome, Glastonbury, Street and Cheddar are nearby. The major towns, Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Rural payments. The land is not within any agricultural or environmental payment schemes.

Farming system. This low input in terms of fertiliser, sprays and labour and founded on the principle that the soil is the most important asset and that focusing on soil health and care will provide for a sustainable future. Avoiding soil disturbance has been the first consideration to maintain the structure. Ploughing is used only when required for control of weeds. Instead, direct drilling wherever possible, low intensity cultivations or stubble raking are the preferred method of establishing crops. Cropping records are available on request. Note: Two paddocks contain some naturally occurring lead and are not suitable for grazing horses.

Height above sea level. 240 -260 m (780-850 ft).

Land Grade. 3

Soil. Nordrach; a loam over limestone. Freely draining, slightly acid but base rich.

Designations. All within Mendip Hills National Landscape (AONB). Sandpit Hole SSSI. HLS Target Area. Slurry Infrastructure Grant area (very high). The farmhouse is not listed.

Rights of way. The adjoining property, Higher Pitts Farm, uses the central farm track for access from the Wells Road to Dursdon Drive. A bridleway runs through the farm. The West Mendip Way footpath runs along part of the western boundary.

Minerals/Sporting. All rights included in the sale.

Holdover. Depending on timing this may be required.

Directions. From the A39 (Bath – Wells), 0.5 mile south of Green Ore turn onto Priddy Road signposted Priddy. The farm will be on the left in 2.5 miles.

what3words. [///fairway.blues.blissful](https://www.what3words.com/#!/fairway.blues.blissful).

Lotted sale. The sellers will consider offers for the farm in lots.

Health & safety. The site is a working farm. Potential purchasers are therefore required to take particular care when inspecting the property, bearing in mind especially the risk of moving machinery, and the presence of livestock, especially in and around the farm buildings. Potential purchasers are requested to wear suitable robust footwear for viewings and are advised to be conscious of potentially uneven and slippery surfaces.



Information.

Local Council: Somerset Council.

Council Tax Band: E

Heating: Oil fired central heating.

Services: Mains electricity and water. Private drainage.

Tenure: Freehold. Vacant possession.

• Road Links

- A39 3 miles

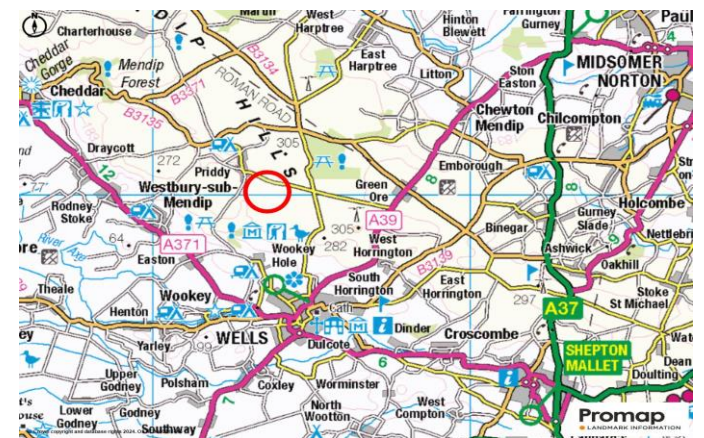
• Rail Links

- Bath Spa 14 miles
- Castle Cary miles



Nearest Schools

- State and Private, primary and secondary at Wells.
- Other private Schools include Millfield at Street and others at Bath and Bristol.





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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

