



An exciting opportunity to refurbish a small country Estate into a Boutique Hotel with wedding & events venue consent, set in the Mendip Hills AONB



Plus a consented residential site of circa 1.65 acres.



## DEVELOPMENT OPPORTUNITIES FOR SALE IN PART OR WHOLE

MOOSEHEART, 70 & 72 WOODBOROUGH ROAD, WINSCOMBE, BS25 1BB

1. Full consent for an 18 bed Boutique Hotel including spa, restaurant, events space & 3 holiday lets
2. Outline approval for 14 Residential Units

Carter Jonas



## LOCATION

Mooseheart, which was formerly known as Kildare, is a small Estate situated North East of the popular village of Winscombe, North Somerset.

Winscombe is sought after village set within Somerset's Mendip Hills, an Area of Outstanding Natural Beauty. The village provides a variety of local services including a High Street with day to day shops as well as having nearby education and sports facilities and local pubs.

A wider range of facilities to include employment, further education and shopping centers are available in nearby Weston-Super-Mare, Wells or Bristol which are all situated within 15 miles.

The property is well located for transport links being off the A371 which connects to Weston-Super-Mare some 7 miles west and the A38, which provides access north to Bristol. The M5 can be accessed via junction 21 some 6 miles distant whilst Weston-Super-Mare Railway Station (7 miles) provides a mainline route to Bristol and Exeter and connects to the wider rail network, including London. The site is further served further by public transport with a nearby bus stop.

Bristol International Airport is circa 9 miles to the north-east.

## VIEWING

Arrangements via the Selling Agents only.

We will be holding viewing days at dates to be confirmed.

If you are interested in visiting please notify us.

## THE PROPERTY

The Properties, which are in need of full refurbishment, comprise the former Mooseheart International Lodge, an early-20th century country estate house, Gatehouse and former Coach House which was more recently used as offices as well as other ancillary outbuildings and former offices in various states of repair.

The Estate is situated within approximately 19.6 acres of woodland, meadowland, gardens, lawns and agricultural land with views over Winscombe Hill.

The site is surrounded by agricultural land to the north and west, with residential to the south and east.

## PLANNING

North Somerset Council granted full planning permission in a Decision Notice dated 3rd March 2022.

*“for the redevelopment of former members guest house (Kildare) House to a 18 no. bed boutique hotel, wedding, and events venue with ancillary restaurant, bar, gymnasium, and spa, regeneration of outbuildings to provide hotel accommodation, conversion of former site offices to 3no. Holiday lets and the provision of landscape enhancements and associated works, including retention of a bat barn, and outline planning permission for up to 14no. Residential units with all matters reserved except access”*

Planning reference 18/P/5196/FUL.

The property also benefits from an agreed onsite Biodiversity Net Gain solution.

## FURTHER INFORMATION

Further detail on can be found in the dataroom [HERE](#) or by visiting [www.mooseheartwinscombe.com](http://www.mooseheartwinscombe.com)

The dataroom requires registration on the front page and a password will be sent to you automatically.

Information within the dataroom includes:

- Planning application information to include approved drawings for the hotel
- Consent & Section 106 agreement
- Technical information
- Bid proforma

## METHOD OF SALE

Unconditional offers are sought for the Property.

Bids for the whole site or in part will be considered and a bid proforma is contained within the dataroom.

Offers should be submitted via email to the Selling Agents by **12 noon on Thursday 30th June 2022** clearly marked “Mooseheart” and clarify whether for the Hotel, Residential or both.

All offers will be considered on merit. The vendor reserves the right not to accept the highest or any of the offers received,

## TENURE

Freehold with Vacant Possession upon completion.

# RESIDENTIAL CONSENT

The residential element of the site benefits from Outline consent for residential development for up to 14 dwellings (12 private and 2 affordable units) on circa 1.65 acres and re-routing of the existing public footpath.

- 2no. 4 bed houses
- 8no. 4 bed houses
- 4no. 2 bed houses

The residential units are set to the east of the site and adjacent to existing residential properties on Woodborough Lane and Knapps Drive.

The layout seeks to incorporate the existing trees and hedgerows creating a mature environment with new planting to enhance the setting further.

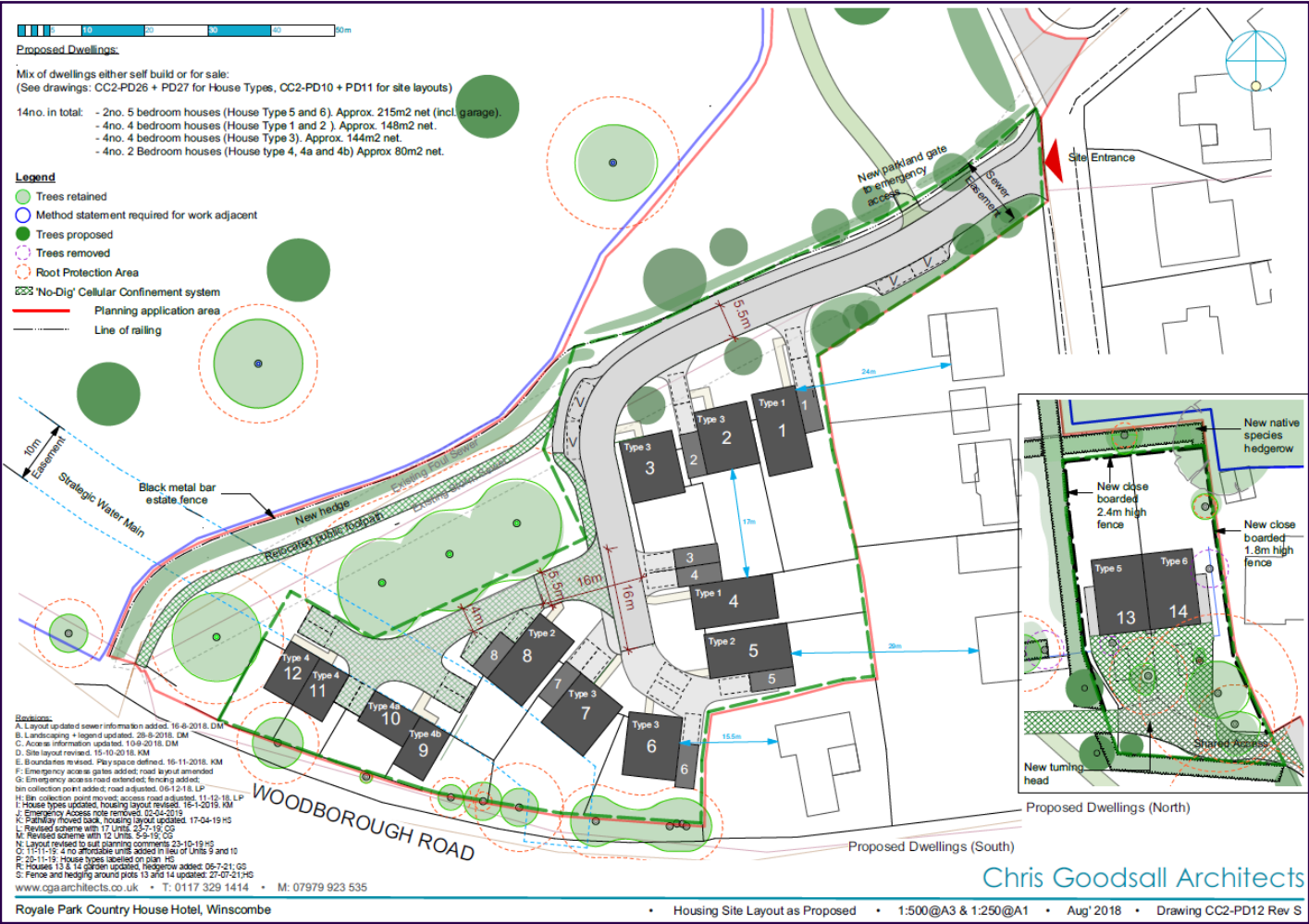
An onsite Biodiversity Net Gain solution is agreed and further detail is contained within the dataroom.

## Section 106

A S106 Agreement is in place with total sums detailed briefly below:

- Fire Hydrant Contribution—£3,000
- Safe Route to School Contribution—£127,724
- Traffic Regulation Order Contribution—£3,600
- Travel Plan Contribution—£1,680

A full copy of the S106 Agreement is available in the dataroom.



NORTH RESIDENTIAL SITE



SOUTH RESIDENTIAL SITE & VIEWS



## HOTEL CONSENT

The redevelopment of Mooseheart represents an exciting opportunity for the proposed refurbishment and redevelopment of this country house hotel to create a destination venue, which benefits from full planning consent.

The Hotel, which is proposed to be set in circa 17.95 acres of gardens, woodland and agricultural pastureland is situated along a tree lined private driveway and benefits from views across a valley towards Compton Hill and Wavering Down, all within the Mendip AONB.

The consent approves:

- Conversion and extension of the main house into a boutique hotel providing 18 large double bedrooms to include 6 garden rooms, some with terraces.
- Valuable wedding and events consent.
- Creation of a Restaurant, Bar, Function Space and Spa.
- Conversion of the Coach House into 3 self-contained holiday units.
- The Gatehouse which was previously staff accommodation to remain unchanged.
- All set in circa 2,362m<sup>2</sup> / 25,400 sq. ft of accommodation.
- Extensive landscaping to create terracing and formal and relaxed garden areas to include a water garden in front of the hotel.



## EPC

- Hotel— EPC rating of D
- Gatehouse — EPC rating of D
- Coach House— EPC rating of F

A copy of the EPC's can be found in the dataroom.

Potential for alternative uses, subject to planning.



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## LOCATION PLAN



### IMPORTANT INFORMATION

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