

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Summer Lane, Banwell, North Somerset, BS29 6LP

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LOCATION, LOCATION, LOCATION!

This three-bedroom detached period freehold property, presents a rare and exclusive opportunity to obtain a prestigious home with circa three acres, comprising of a self-contained holiday cottage and gardens, a recently refurbished and well-presented shower block and kitchen facilities to support the successful and prosperous campsite business, with 32 pitches for touring caravans.

The beautifully presented property occupies an enviable position on summer lane in Banwell, a charming setting. This once in a lifetime opportunity is an incredibly rare find for those wishing to make their own mark, the property offers an abundance of potential. Recently added state-of-the-art shower block and kitchen facilities ensure comfort and convenience for residents and visitors alike. Whether preparing a meal or refreshing after a day of exploration, these modern amenities cater to every need.

With vast acreage at your disposal, this property presents unparalleled development opportunities. Expand the holiday accommodations, create eco-friendly lodges, or introduce recreational facilities. Embrace the beauty of nature and unlock the endless possibilities that await. Whether seeking a private retreat, an investment opportunity, or a canvas for visionary development, this extraordinary property promises a journey filled with inspiration and adventure.

The village of Banwell is within easy driving distance of Weston-super-Mare, Bristol and Bristol International Airport, and access to the M5 motorway at Junction 21. The village itself has local facilities including shops, pubs, churches, and a doctor's surgery, with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing.

EPC Ratings: E51 & D61 | Council Tax Band: E | Business Rates may apply

- A fantastic, mixed use, freehold property with excellent scope for potential development
- Offering a three bedroom detached period home
- Additional holiday cottage
- 32 pitches for touring caravans and camping (20 electric and 12 non electric pitches)
- Pipework in place to provide fully serviced pitches on second field
- Presented over approximately 3 acres
- Strategic parcel of prime development land
- All year round license









Accommodation

Residential Property

Entrance
Slab pathway and gated entrance leads you through the garden area to a timber framed single glazed entrance door into vestibule.

Vestibule
Tiled flooring, UPVC double glazed window, timber door to living area.

Living Room
A commanding living area with a wood burning stove and 'Inglenook' fireplace feature, UPVC double glazed window, door to kitchen, door to office, radiators, ceiling and wall lights.

Kitchen
A range of wall and floor units with worktops and tiled splashbacks over, four burner gas hob with oven under and extraction hood over, inset sink and drainer, UPVC double glazed windows, opening to dining room, useful pantry style storage cupboard, radiator, ceiling spotlights, door to rear hallway and utility area.

Dining Room
UPVC double glazed windows, radiator, ceiling light.

Rear Hallway / Utility
A useful utility/boot room area with tiled flooring, space for appliances, unit providing space and plumbing for washing machine, timber door to rear courtyard, doors to rooms, ceiling lights.

Cloakroom
Tiled flooring and part tiled walls, low-level WC, wash hand basin and pedestal, UPVC double glazed window, ceiling light.

Storage Room
Useful storage space with timber framed single glazed windows, part sloping ceilings, ceiling light.

Home Office
UPVC double glazed window, radiator, door to bedroom three, ceiling light.

Bedroom Three
UPVC double glazed window, door to rear garden, radiator, ceiling light.

Stairs rising from living room to first floor landing

First Floor Landing
Doors to first floor rooms, UPVC double glazed window, roof access hatch, radiator, ceiling light, eaves storage cupboard.

Bedroom One
UPVC double glazed window, built in cupboard housing gas fired boiler, radiator, ceiling light.

Bedroom Two
UPVC double glazed window, radiator, ceiling light.

Shower Room
Tiled flooring, low-level WC, wash hand basin over floating vanity unit, enclosed mains fed shower, heated towel rail, UPVC double glazed window, ceiling spotlights.

Outside
On approach to the property, there is a private gravel driveway which extends into one of the enclosed fields, turning circle area and ample off-street parking. Gated access leads you to the private residential property, holiday cottage, and gravel pathways to the shower block.

Land
Presented over circa 3 acres, there are two enclosed fields with hedging at the borders offering a mix of electric and non-electric touring caravan pitches. There are 32 pitches in total; 20 electric, 12 non-electric. There is also an enclosed dog walking area.

Holiday Cottage

Entrance
UPVC entrance door and fixed window panel into hallway.

Hallway
Solid wood flooring, doors to rooms, ceiling spotlights.

Shower Room
Low level WC, enclosed mains fed shower, wash hand basin over floating vanity unit, heated towel rail, extraction fan, ceiling light.

Bedroom One
UPVC double glazed window, radiator, ceiling spotlights.

Kitchen / Dining Area
A range of wall and floor units with worktops and tiled splashbacks over, four-ring electric hob with oven under and extraction hood over, integrated fridge freezer, integrated washer/dryer, space for dishwasher, insert sink and drainer, UPVC double glazed window, cupboard housing wall mounted gas fired boiler, radiator, ceiling spotlights, UPVC double glazed patio doors onto courtyard area, opening to living area.

Living Area
A light and bright living area with exposed stone features and timber beams, timber framed double glazed fixed window and UPVC double glazed window, radiators, ceiling spotlights.

Stairs rising with timber balustrade to mezzanine area

Mezzanine Area
Exposed timber beam features, sloping ceilings, two double glazed skylight windows, ceiling lights.

Please Note
The holiday cottage is for holiday use only and cannot be used as a residential property.

Shower Block (Underfloor heating throughout)

Entrance
Sloping slab patio pathway leading to a UPVC double glazed entrance door into shower block.

Hallway
Doors to shower room facilities, vaulted ceiling feature with UPVC double glazed window, dressing table area, mirrored wall lights, underfloor heating.

Male Shower Room and WC
Two separate toilet cubicles and four separate shower cubicles, urinal, wash hand basin above floor unit, extraction fan, ceiling spotlights.

Female Shower Room and WC
Three separate WC cubicles and five separate shower cubicles, wash hand basin over floor unit, mirror, wall light, extraction fan, vaulted ceiling feature with ceiling lights, UPVC double glazed window.

Disabled WC
WC, shower, wash hand basin, extraction fan, ceiling spotlights.

Store Cupboard
Floor unit with a stainless steel sink, ceiling light.

Wash Room (Underfloor heating throughout)
Sloping slab pathway leading to a UPVC double glazed entrance door and window into a separate washroom area, with a range of floor units, three stainless steel sinks, space and plumbing for appliances with coin meters for tumble dryer and washing machine, extraction fan, ceiling light, underfloor heating.

Boiler Room / Storage
Double timber doors leading into a useful storage area and boiler room housing a wall mounted gas fired boiler and hot water tank.

Services
Mains Gas:
The holiday cottage has its own gas fired boiler.
The shower block and washroom has its own gas fired boiler and hot water tank.
The residential property has its own gas fired boiler.
Sewerage / Drainage:
There is a grey water waste system to serve the campsite which is pumped into the private drainage system.
There is an 'Elsan' brown waste system to serve the campsite.
A private sewerage treatment system was installed January 2017 for the entire site.
Electrics:
Three phase to supply the entire site, with two electric meters.

Former / Live Planning Applications
17/P/0570/F - Extending existing campsite and new access onto Wolvershill Road.
17/P/0569/ADV - New advertisement signage.

Land Registry Titles
The property is owned over two titles. Please confirm with the agent title numbers.

Tenure
Freehold.

Rates
According to the Valuation Office website, the current Rateable Value is £15,900 (1st April 2026).
Interested parties are advised to satisfy themselves that the above statement is correct and that this covers their intended business by referring to https://www.gov.uk/find-business-rates













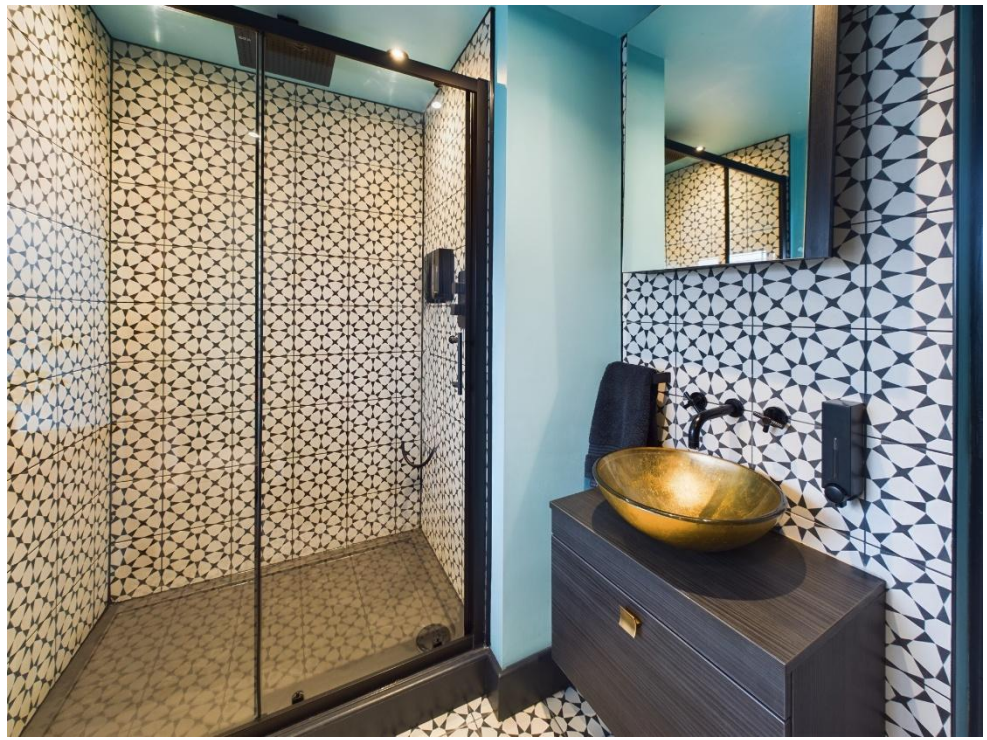








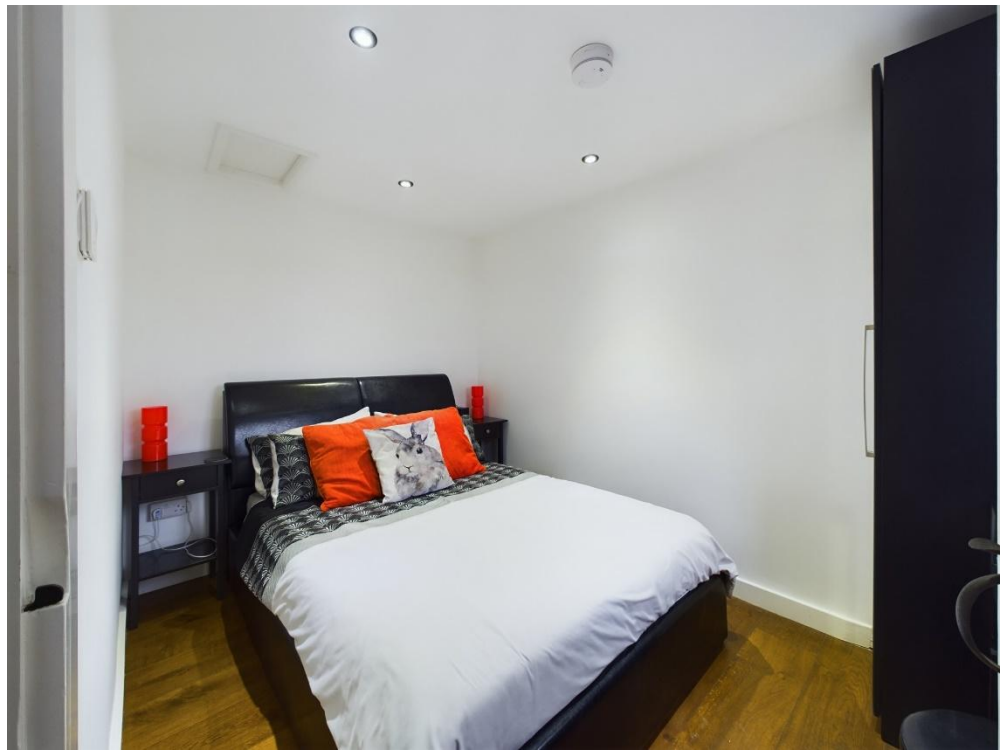




















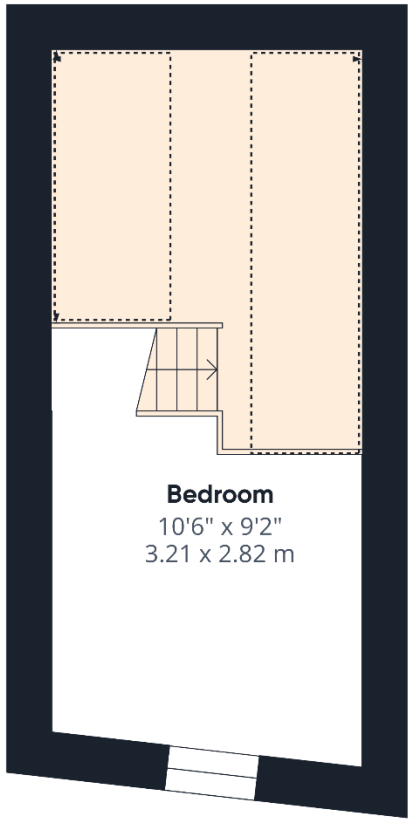


Floor 0 Building 2

Approximate total area(1)

1159.72 ft²

107.74 m²



Floor 1 Building 2

Approximate total area(1)

119.43 ft²

11.1 m²

Reduced headroom

80.57 ft²

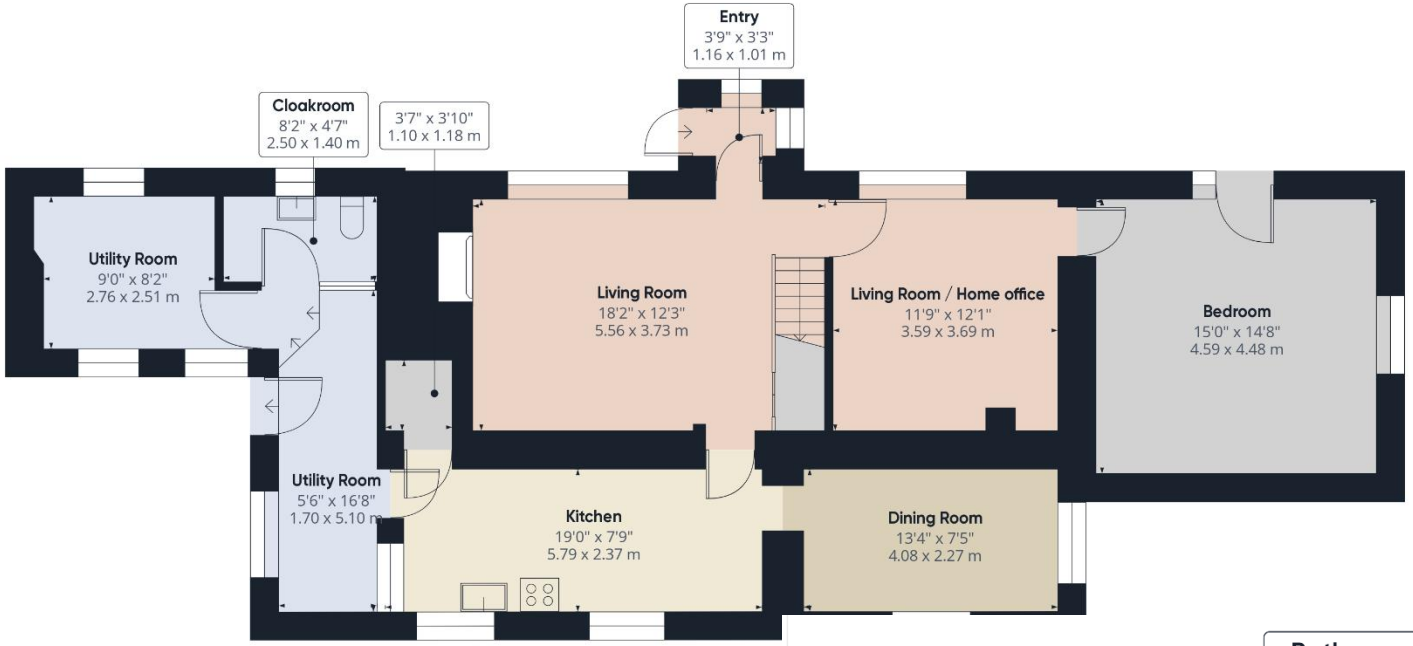
7.49 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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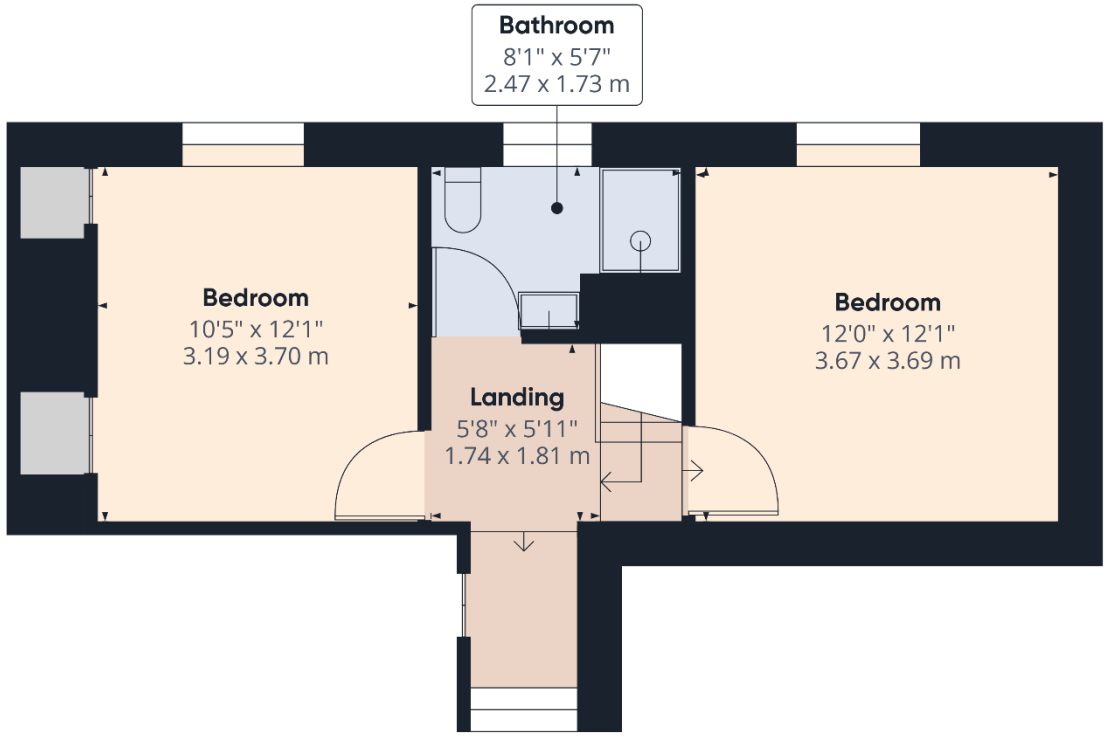


Floor 1 Building 1

Approximate total area(1)

1118.45 ft²

103.91 m²



Floor 2 Building 1

Approximate total area(1)

399.02 ft²

37.07 m²

(1) Excluding balconies and terraces

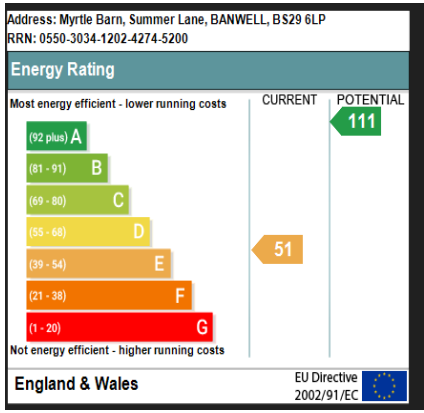
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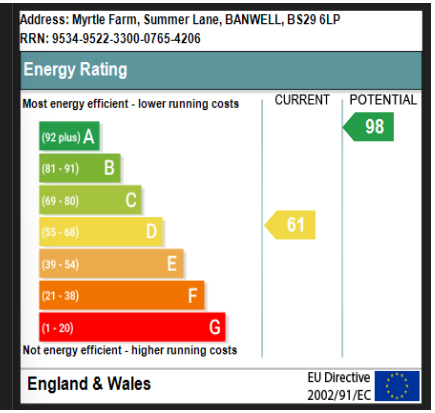
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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