

THE ORCHARDLEIGH SHOOT

FROME, SOMERSET, BA11 2PH





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A well-established commercial shoot in an attractive and accessible location including extensive areas of mature mixed broadleaf woodland

Distances: Frome 2 miles, Bath 12 miles, M4 24 miles,
A303 14 miles (all distances are approximate measurements)

IN ALL ABOUT 268 ACRES
TOGETHER WITH SPORTING RIGHTS OVER A FURTHER 711 ACRES

- Grade II listed three bedroom lodge house
- Actively managed chiefly mixed broadleaf woodland
 - Well established operational shoot
 - Option to employ Gamekeeper
 - Guns on Pegs account
 - In all about 268 acres
- Sporting rights over a further 711 acres



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SITUATION

The Orchardleigh Shoot was formerly part of the Orchardleigh Estate which is located about 2 miles north of Frome.

The shoot and the woodlands are set in attractive countryside which undulates throughout providing attractive views through the parkland and woodland towards the nearby villages of Buckland Dinham and Lullington.

The property is easily accessible with approximate distances as follows: Bristol (24 miles); M5 J18 (35 miles); Bath (12 miles); M4 J18 (24 miles) and Mere, A303 (15 miles). There is a mainline railway connection available at Frome Station.

HISTORICAL NOTE

Orchardleigh Wood comprises part of the former Orchardleigh Estate, owned as a single entity by generations of the Duckworth family who acquired the Estate in 1856 from the Champneys who had been at Orchardleigh from the Norman Conquest. Orchardleigh House was built in 1856 by Sir William Duckworth whose descendants sold the Estate in lots in 1986. The House and much of the parkland including the Island Chapel are privately owned and run as a residence, wedding venue and golf club. The Island Chapel provided inspiration for renowned Poet Laureate Sir Francis Newbolt.

The Grade II listed lodge house known as 'Woodlodge' included in the sale was originally built as a music room with the round room as the centre piece. When built, Woodlodge sat at the end of an avenue of trees with views down to the original Manor House that was demolished in the mid 19th Century. Orchardleigh Wood and part of the parkland was bought in 1991 by the late Charles Fuller and under his stewardship the Shoot was run as a commercial enterprise until the 2020/21 season before it was suspended as a result of Covid-19 restrictions.

Orchardleigh Wood is chiefly a mixed broadleaf woodland with an area thought to be first planted in 1860. The most recent tree planting was instigated by Mr Fuller in 1991.

WOODLODGE

Woodlodge occupies a quiet and secluded position set back from the main entrance drive into the Estate and provides an excellent base which is accessible to the woods, outbuildings and surrounding farmland over which the sporting rights are exercised.

The lodge dates to the early 19th Century with the original stone lodge being extended in 2002 and refurbished during 2019.



Woodlodge offers plenty of character features including the circular former music room with stained glass doors opening to the rear garden and attractive bark covered wooden posts to the front elevation. The surrounding garden area amounts to 0.44 acres and offers scope to further extend the lodge subject to necessary permissions.

Woodlodge is currently occupied by the self employed gamekeeper under an assured shorthold tenancy. A copy of which can be provided on request.

OUTBUILDINGS

In the close proximity of Woodlodge is a stone bothy with adjoining stone storage barn and kennels area. The outbuildings have historically been used by the beaters on the shoot. In addition there is a grain silo and dilapidated storage building.

COMMERCIAL SHOOT

The shoot operates over a total of 711 acres in addition to the 268 acres of woodland and parkland included in the sale.

The shoot last operated during the 2019/20 season but was not able to function in 2020/21 due to Covid-19 restrictions. The shoot employs the current gamekeeper on a self employed basis and they would be willing to continue with any new owner subject to terms of employment being agreed.

In the past chicks have been reared on site, but in recent seasons poults have been ordered in and reared by the gamekeeper in three release pens.

Typically, the shoot has operated on a Saturday, fortnightly throughout the season with many repeat bookings of guns from past seasons or via the Guns on Pegs account. Prior to the Covid-19 restrictions of Spring 2020, the current owners had planned to run the shoot on a weekly basis for a better return on the business. Given the current owners wishes to dispose of the property no poults have been ordered for the forthcoming season and the Guns on Pegs account has been placed temporarily on hold.

The shoot boasts 14 well established drives which can be shot in reverse subject to timing, weather and location of birds on the shoot day. The principal drives are indicated in further details within the brochure and on the sale plan.

Further details of past shoot returns can be made available on request.



WOODLAND AND PARKLAND AREAS

The extensive well established woodland areas are mainly mixed broadleaf plantations and are actively managed. They are well served by existing access tracks. Further details of recent management plans are available on request. As well as the sporting interest the woodlands also offer potential recreational, leisure and amenity interests, subject to any necessary permissions. The woodlands also offer an environmental and natural capital interest.

The parkland areas make up about 28.5 acres and are mainly down to grass pasture with some sections historically put down to game cover crops.

GENERAL REMARKS

Method of Sale

Orchardleigh Shoot comprising 268 acres and 711 acres of sporting rights is offered for sale by private treaty as a whole.

Tenure and Possession

The property is offered for sale with vacant possession on completion and subject to the occupation of Woodlodge under an Assured Shorthold Tenancy Agreement. The current rent passing is £250 per annum.

Services

Woodlodge: Mains electricity, sub-metered mains water supply and private drainage system.

Outbuildings: Large wooden storage shed and game chiller unit have electricity supply.

Council Tax

Woodlodge is currently band E

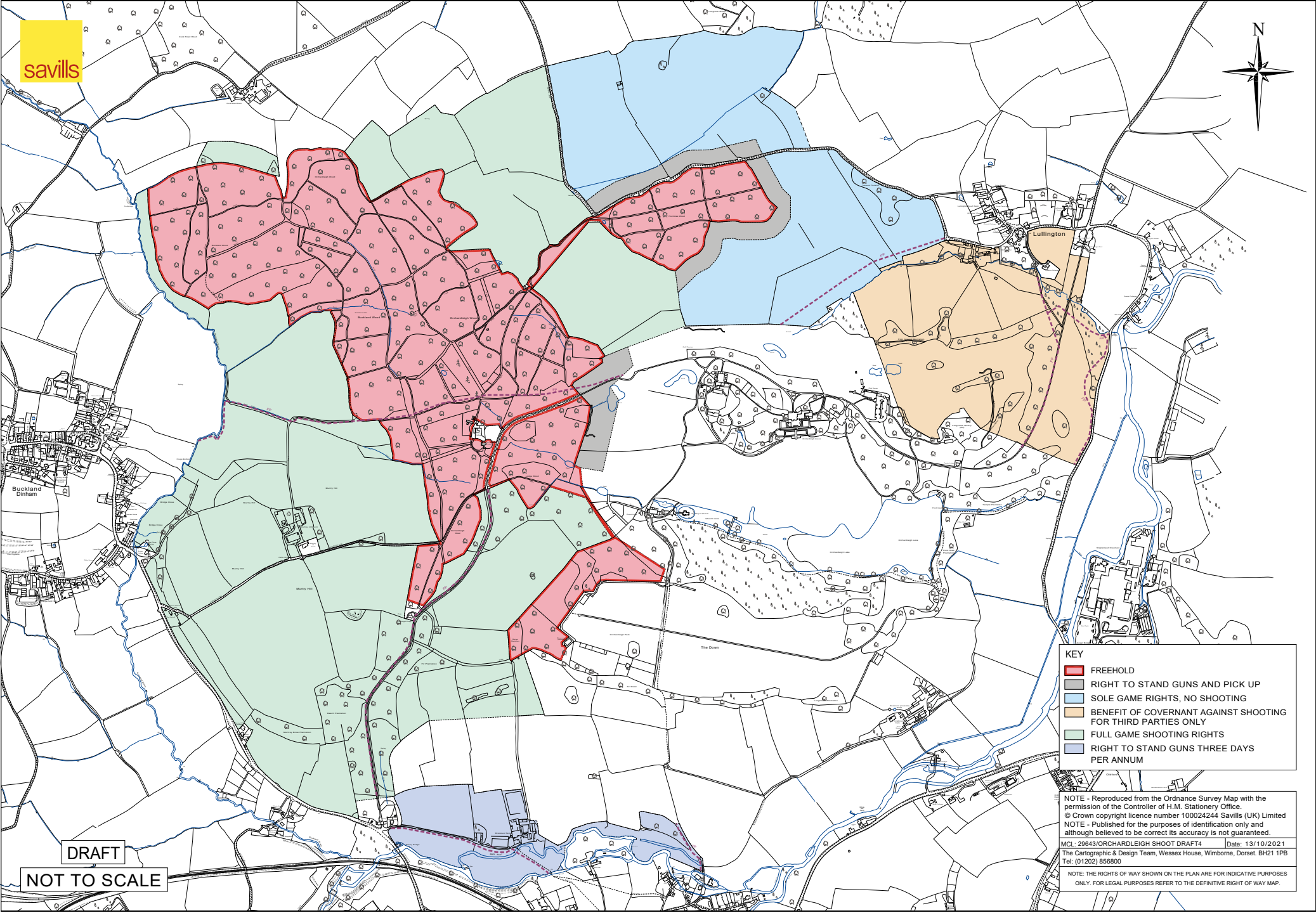
Local Authority

Mendip District Council, The Council Offices, Cannards Grave Road, Shepton Mallet, BA4 5BT

T. 0300 303 8588 www.mendip.gov.uk

Sporting, Mineral and Timber Rights

All the sporting rights are in hand and included within the sale. All mineral and timber rights as far as they are owned are included in the sale.



Designations

The property is subject to the following designations: Registered Parks and Gardens, SSSI Impact Risk Zone, County Wildlife Site.

Basic Payment Scheme Entitlements

9.52ha of Basic Payment Scheme Entitlements are owned and claimed by the vendor across the parkland and game cover crop areas and included with the sale. The vendors will use all reasonable endeavours to transfer the Entitlements after completion and the purchaser will covenant to keep the land in good agricultural and environmental condition for the remainder of the calendar year. There will be a professional charge made to the purchaser for the transfer of the entitlements.

Wayleaves, Easements & Rights Of Way

The property is sold subject to and with the benefit of all matters contained in and referred to in the Title Registers to the property and the land over which the sporting rights are exercised, together with but subject to all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether specifically mentioned in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and ownership thereof.

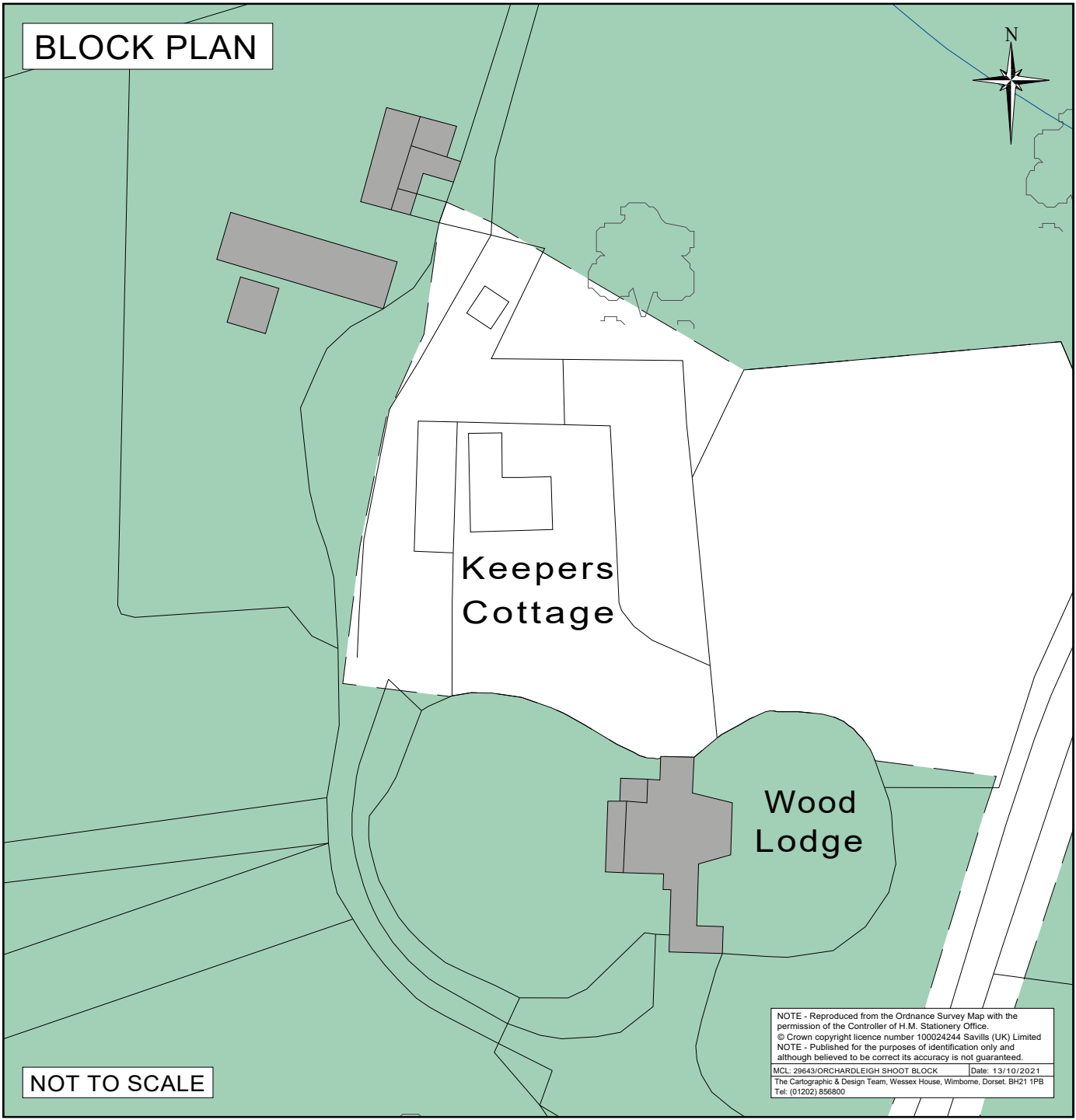
It should be noted that The Macmillan Way passes east to west through part of Orchardleigh Wood and a public footpath runs parallel to the main entrance drive.

Holdover

The vendors reserve the right to have holdover on the property for the purposes of disposal of equipment and machinery associated with the shoot after completion.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable supply for the purpose of VAT, such tax would be paid for in addition to the purchase price.



Fixtures and Fittings

All fixtures, fittings, chattels and equipment whether referred to or not are specifically excluded from the sale, although certain items may be available by separate negotiation.

Viewings

All viewings to be strictly by appointment arranged through the selling agents. Please note that no dogs will be permitted on the viewings.

Health & Safety

Given the potential hazards of a working shoot, we would ask you to be as vigilant as possible for your own personal safety when making your inspection especially around the woodland and buildings.

Legal Pack

A legal pack is available via the vendor's solicitors Messrs Thrings, 2 Queen Square, Bath BA1 2HQ T 01225 340000 Ref: Neil Barbour E: nbarbour@thrings.com

DIRECTIONS

From Bath travel south on the A36. At Beckington take the right exit at the roundabout onto the A361 towards Frome. Proceed downhill and at the next roundabout continue straight over onto the B3090. Turn right onto Iron Mill Lane. Continue to T-Junction and turn right onto the A362 towards Radstock. Within a quarter of a mile where the highway dips take the right turn onto the main drive between the Castle Lodges. The entrance to Woodlodge is on the left shortly before the golf course.

The What3words location for Woodlodge is as follows – /// unfounded.soap.employer

Privacy

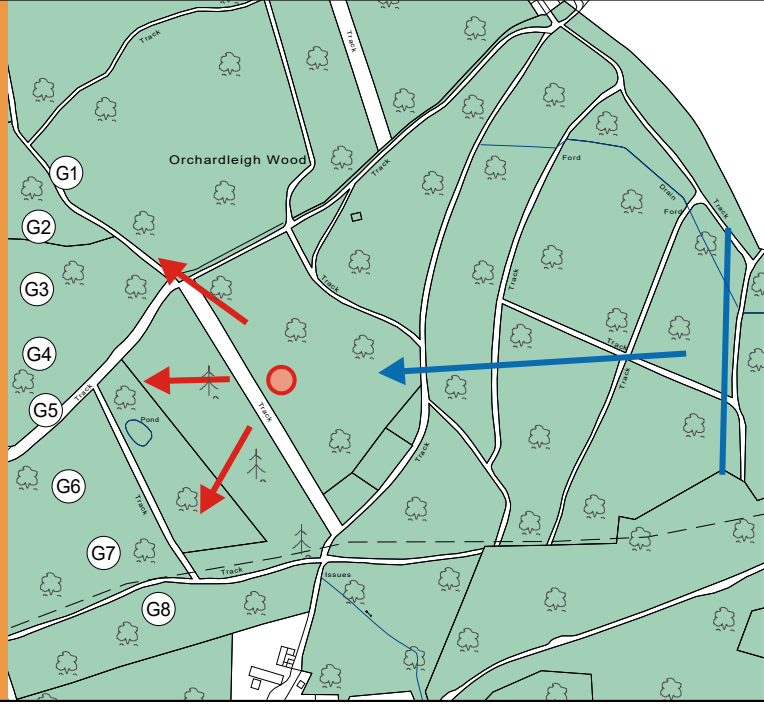
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The Shoot Drives

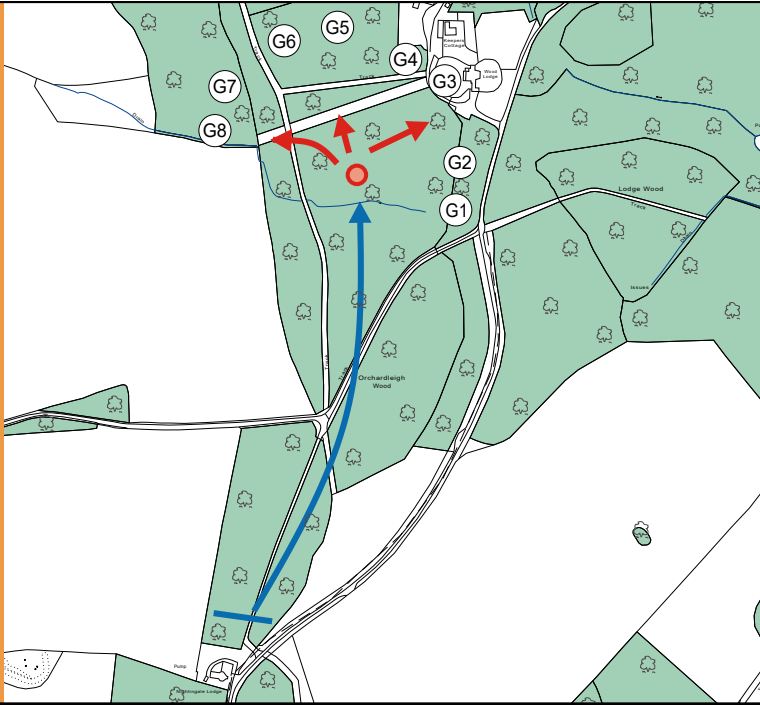
MURTRY



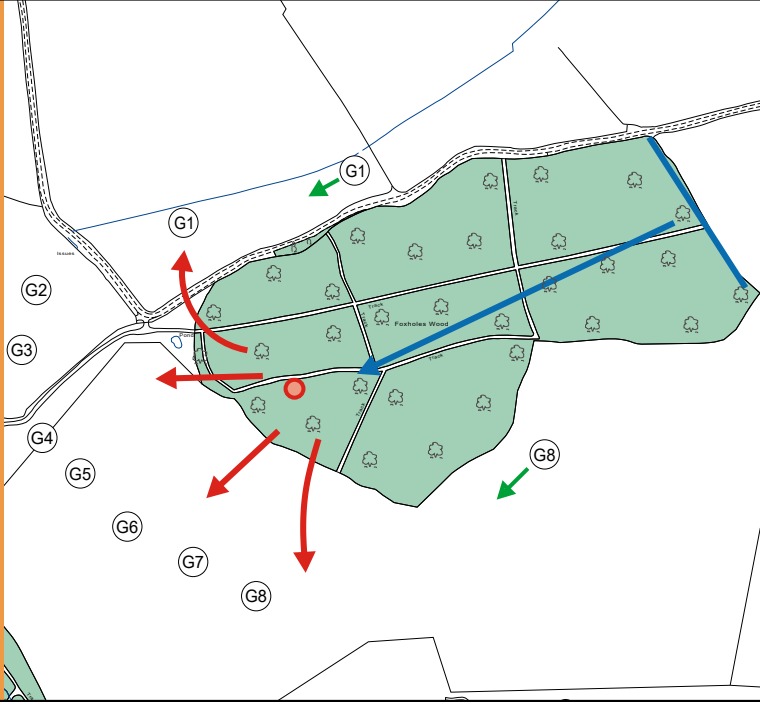
CRASH



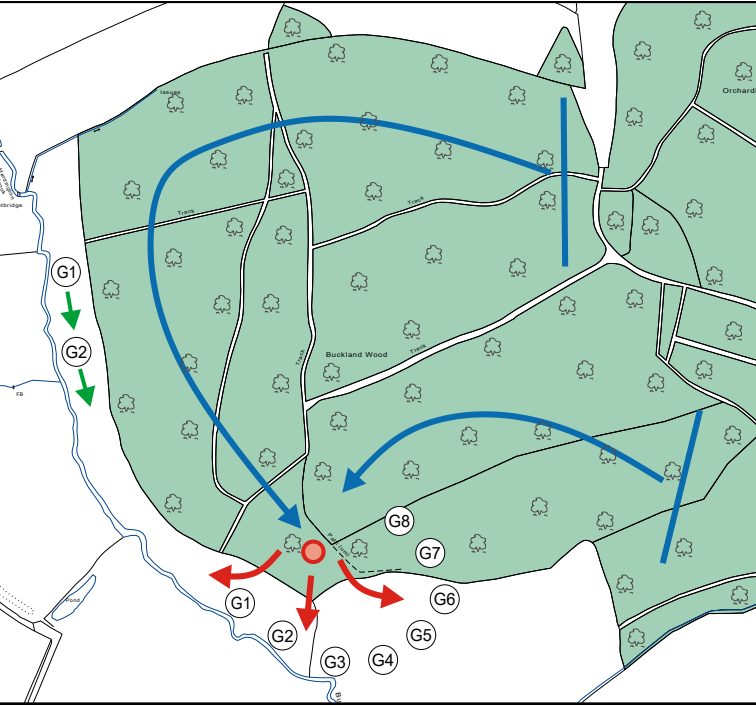
NIGHTINGALE



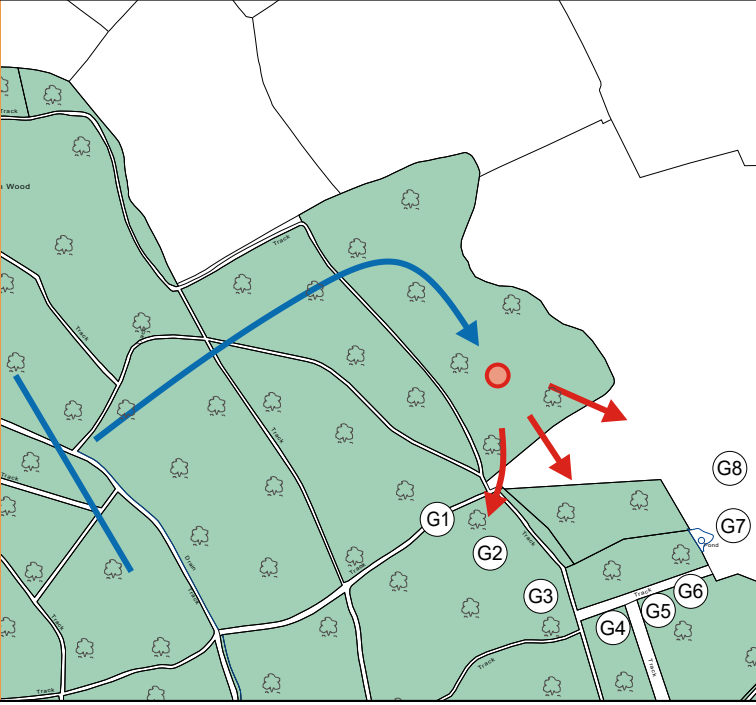
FOXHOLES



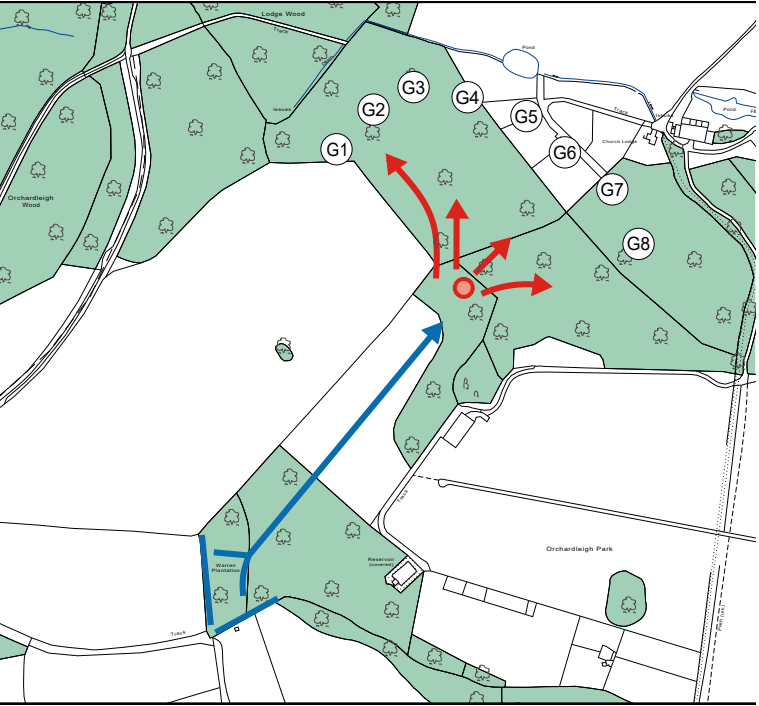
PIG PEN



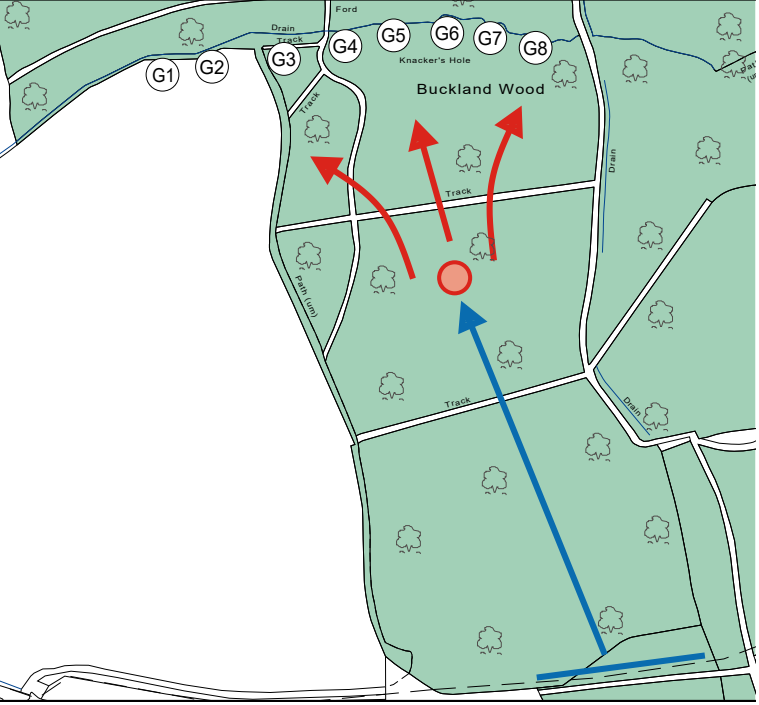
IRONGATE



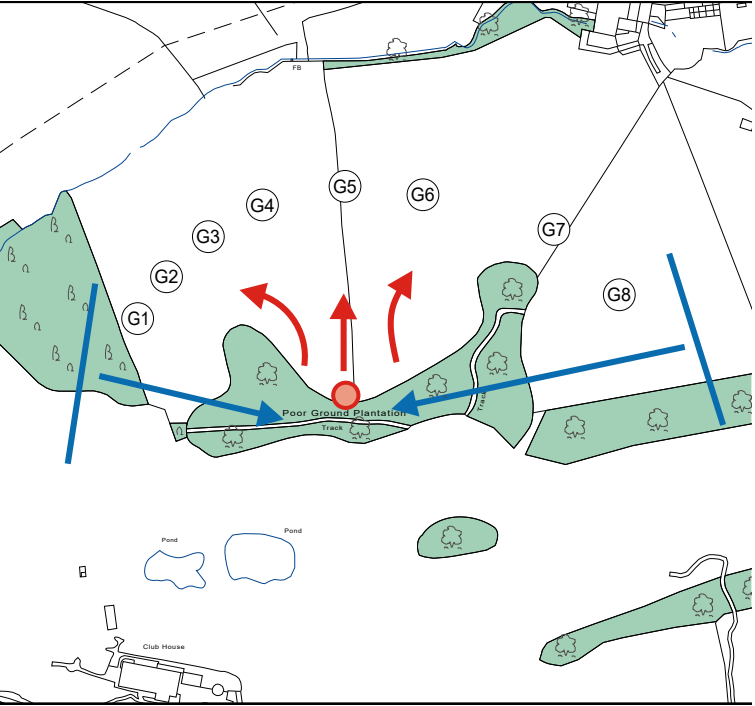
PLANTATION



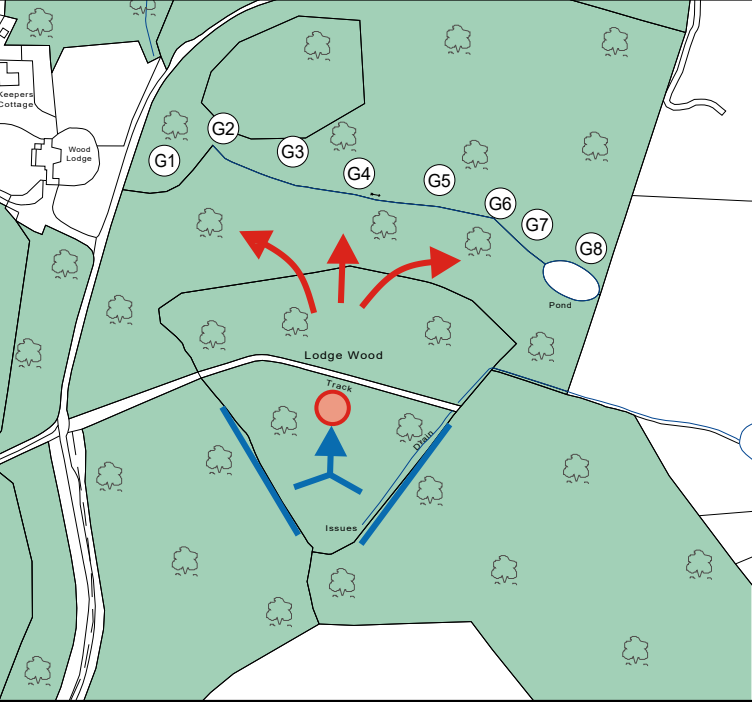
KNACKERS HOLE



POOR GROUND



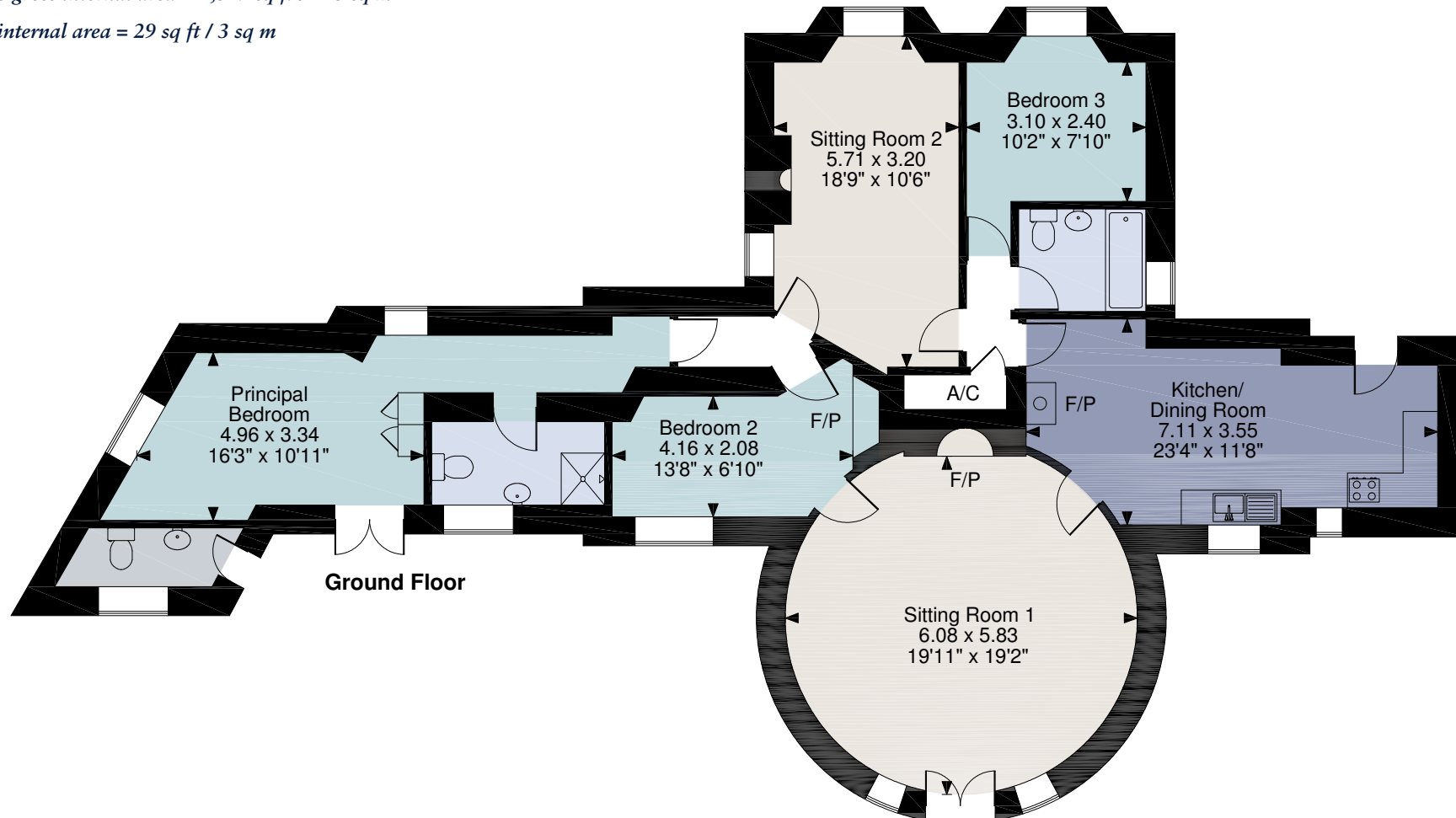
LODGEWOOD



Woodlodge, Somerset

Main House gross internal area = 1,319 sq ft / 123 sq m

W.C. gross internal area = 29 sq ft / 3 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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