



Beckington Castle, Beckington, Frome, Somerset
Grade II* Listed Castle | Office Building

£1,350,000 Freehold

COOPER
AND
TANNER



Beckington Castle

17 Castle Corner

Beckington

BA11 6TA

£1,350,000 Freehold

Description

Beckington Castle is a striking and historic 17th century house that has been occupied as a private residence by several notable people. It has also formerly served as a hotel, antiques showroom, and school. More recently it was refurbished by the current vendors in the 1990's for use as their office headquarters.

The building remains in excellent decorative order and continues to be used as office accommodation. It has been adapted to suit current office requirements including data points, modern lighting, health and safety compliance etc. all whilst not compromising on the abundant period and character features. Arranged over four storeys as illustrated overleaf together with a cellar (not shown on the plan).

Internal Accommodation	Sq M	Sq Ft
Ground Floor Net Internal Area	139	1,494
First Floor Net Internal Area	120	1,290
Second Floor Net Internal Area	104	1,124
Third Floor Net Internal Area	71	763
Cellar	Not measured	-
Total Net Internal Area	434	4,671
Total Limited Use Area	121	1,308
Total IPMS3 Area	555	5,979

Access is taken over a shared driveway. Externally there is parking immediately adjacent the building and, subject to obtaining any necessary consents, scope to increase the parking capacity by using part of the lawned area. To the immediate rear of the building there is an enclosed lawned garden with stone outbuilding and to the south a large lawn with feature pond. Set in approximately 0.42 acres.

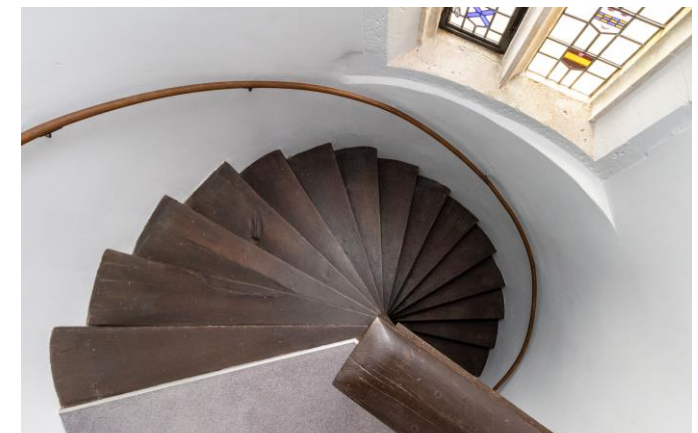
It offers potential scope for alternative suitable uses such as returning it to a single private dwelling, letting accommodation, serviced offices or similar, subject to any necessary consents.

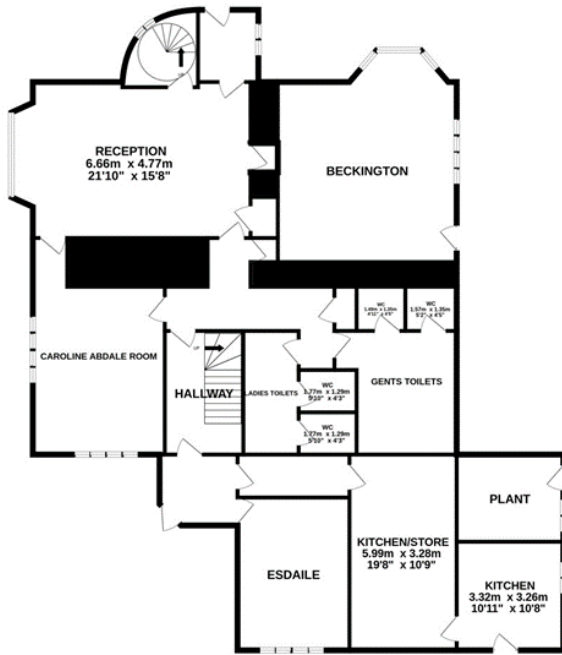
It will be sold subject to an Uplift Clause in relation to residential development. 30% of any uplift for a period of 20 years from completion.

Planning Information

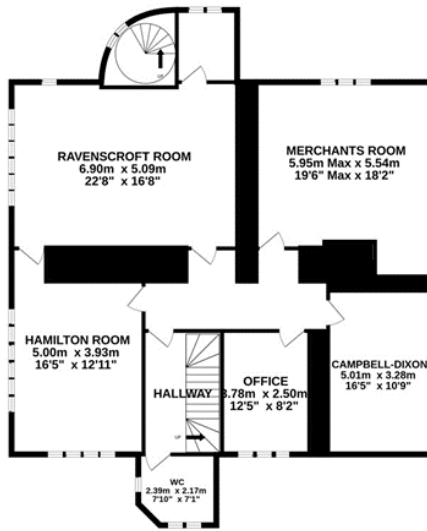
Grade II* Listed and within the Beckington Conservation Area. Currently has permission for and is occupied as offices within Class E – we recommend interested parties rely on their own enquiries. Local Planning Authority's Unique Property Reference Number: 000250039487. Historic England listing Entry below:

House. Early C17, late C19 restoration. Rendered, stone slate roof, 3 tall gables with copings and finials, 2 similar gables to each return, ashlar stacks, moulded around caps. Tall rectangular structure. 3 storeys and attics, 2 windows to first floor, 6-light moulded stone-mullioned windows, 3 4-light openings to second floor, 2-light openings to attic; each window hollow moulded, each light with a segmental head; C19 6-light reproduction windows to ground floor; contiguous weathered strings above window heads; C19 leaded lights to all openings. Door opening to left return in a 3-storey flat roofed porch; 3-light hollow moulded stone-mullioned window to each of first and second floors; door opening in a chamfered 4-centred stone surround, plank door, strap hinges. Interior with plaster strapwork ceiling to left ground floor room; dogleg staircase, splat balusters. Rubble wall to forecourt 2 metres high; to left pair of rubble and ashlar gate piers in a mock military style; to right gateway with a reused chamfered ashlar 4-centred head incorporating 4 foiled niches. (Country Life, April 4, 1908)

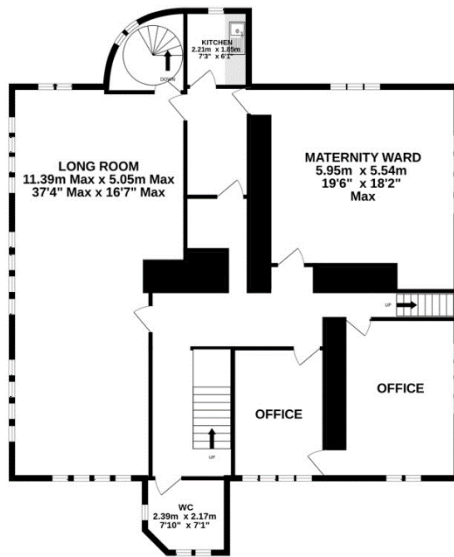




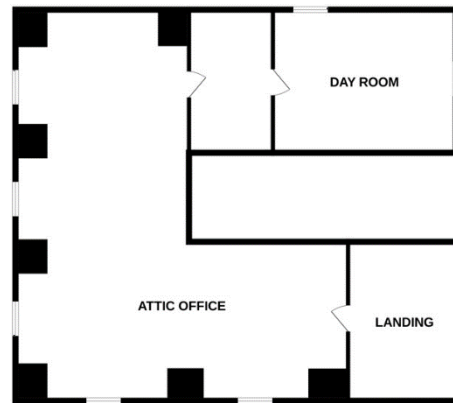
GROUND FLOOR
211.7 sq.m. (2279 sq.ft.) approx.



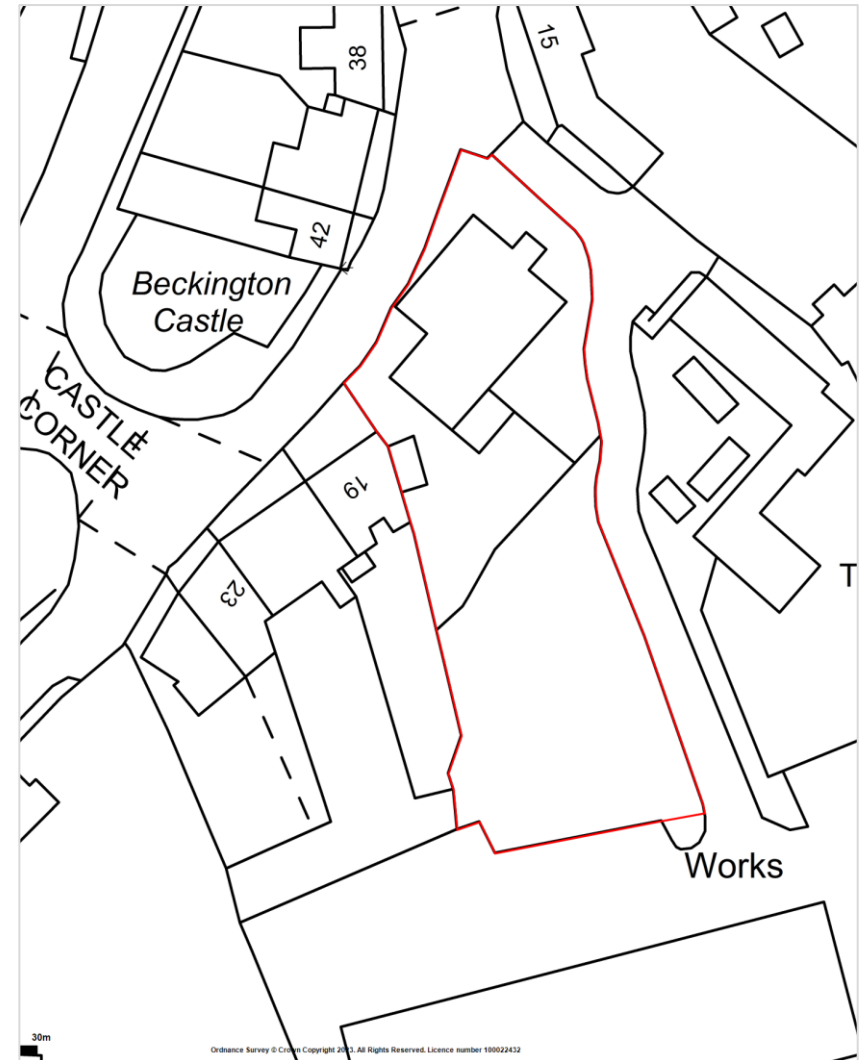
FIRST FLOOR
148.4 sq.m. (1597 sq.ft.) approx.



SECOND FLOOR
152.2 sq.m. (1638 sq.ft.) approx.



ATTIC
120.5 sq.m. (1297 sq.ft.) approx.

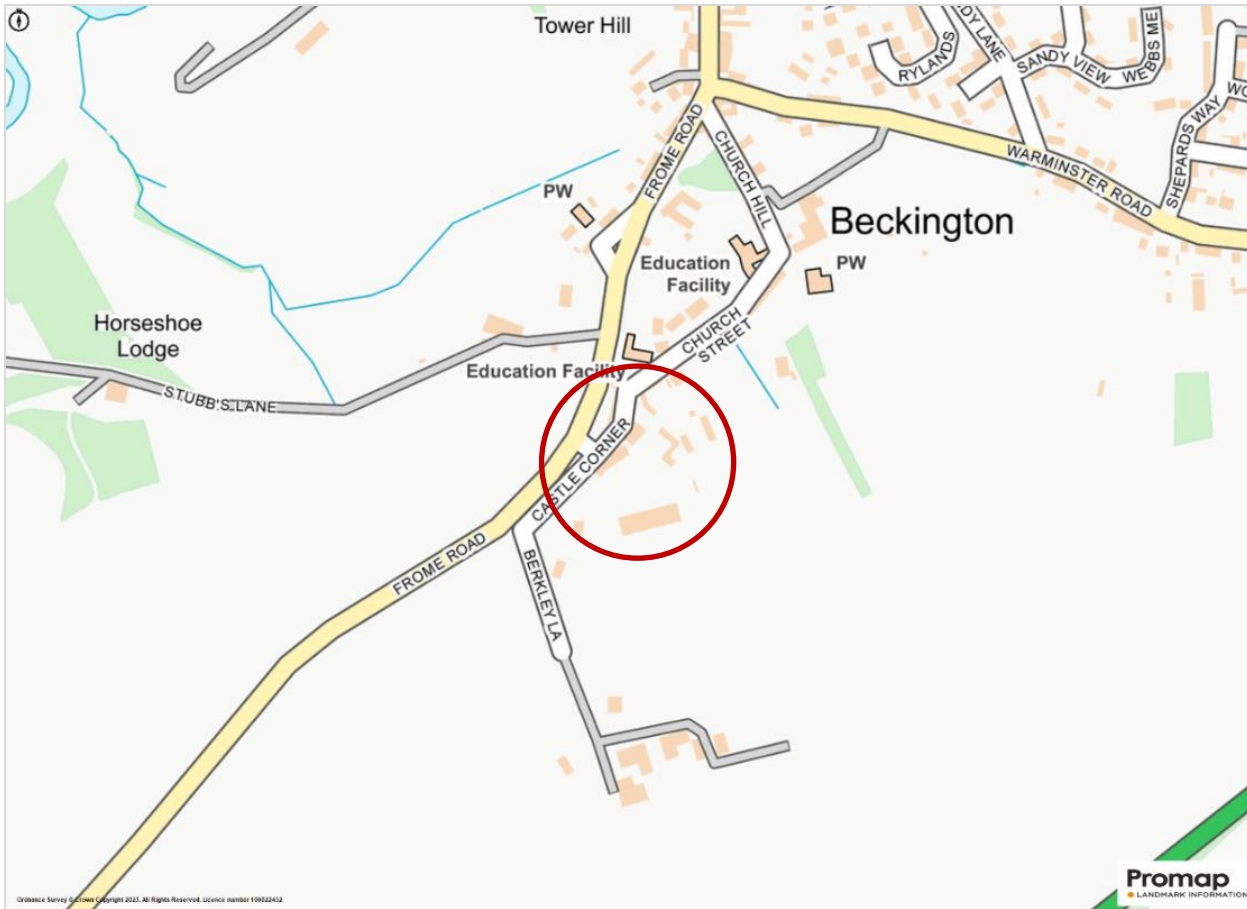


Indicative Plans – Not to Scale

Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser. Boundaries may be subject to change.







Location

Set within a central location within the affluent village of Beckington, approximately 2 ½ miles north of the Somerset town of Frome, less than 11 miles from Bath and 30 miles from Salisbury.

Beckington is well positioned for those seeking rural yet accessible offices on the Somerset/Wiltshire border or within the triangle of Yeovil, Bath, and Salisbury. There are a number of train stations within short driving distance and good road links to the M4 and A303.

Local Council: Somerset Council (formerly part of Mendip District Council)

Business Rates: Forms part of a larger assessment with a Rateable Value of £151,000; will need to be split at the Valuation Office Agency

Services: Mains water, gas, electric and drainage. Prospective purchasers must satisfy themselves.

Tenure: Freehold, vacant possession upon completion.

 **Train Links**

- Frome
- Westbury

 **Nearest Schools**

- Beckington
- Frome

Energy Performance: E/110

Viewings: Strictly by appointment only.
 What3Words location -
 ///tango.mattress.clutches





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COMMERCIAL DEPARTMENT
Telephone 0345 034 7758
commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk



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