



Greencrest Storage & Haybow Farm

Weston-super-Mare, Somerset

Carter Jonas

**Greencrest Storage  
Haybow Farm  
Hewish  
Weston-super-Mare  
Somerset  
BS24 6RD**

**A well-established and  
profitable Caravan and  
Motorhome storage business  
for sale within a site of 5.68  
acres with planning consent  
for the storage of 300 units.**

Located within 0.5 miles of Junction 21 of the M5 motorway.

5-bedroom detached dormer bungalow plus three en-suite bedrooms, formerly used as Bed & Breakfast accommodation within gardens and grounds of 0.62 acres including parking and workshop.

In all, extending to 6.3 acres.

Offered for sale as a whole or in two separate lots by private treaty.

**Carter Jonas**



**Location**  
Greencrest Storage and Haybow Farm are located  $\frac{1}{2}$  mile from Junction 21 of the M5 motorway at Weston-super-Mare.

The site has easy access to the M5 providing further access to the West Country along with the connections to the West Midlands, South Wales, London and the Home Counties.

The property is located within the hamlet of Hewish which is accessed via the A370, one of the main roads leading to Bristol and Bristol Airport (2 miles away). Hewish provides a village hall, Weston College Animal Management Centre and St Andrews Primary School, Congresbury, just under 4 miles away.

Further amenities and facilities can be found at Wraxall, 2.5 miles away, including supermarkets, primary and secondary schools, shopping facilities and Wraxall Parkway railway station with train services to Bristol.

The Victorian seaside town of Weston-super-Mare is 5 miles away, with its seafront, pier and attractions. Local tourist attractions include Cleddar George, the Cathedral City of Wells, Wookey Hole, Glastonbury Tor and Abbotsbury. Further afield is the Roman spa city of Bath, 30 miles away, and the maritime city of Bristol, 21 miles away.

## The Business

Greencrest Storage is an established and profitable business, specialising in the storage of caravans and motorhomes, currently with planning permission to store up to 300 units, with the potential to increase its parking capacity, especially if parking the units in tandem.

The business has received a Gold Award from the Caravan Storage Site Owners Association and was established by the current owners in 2009 along with the Bed & Breakfast rooms at Haybow Farm, which has since ceased trading.

The gross turnover for Greencrest Storage year ending May 2023 was £172,754. Year ending May 2022 the business had a gross

turnover of £180,078. The year before, May 2021, the business had a gross turnover of £177,055.

In addition, Haybow Farm in the recent past provided guest accommodation comprising three en-suite bedrooms to the rear of the property which were extremely popular. There is potential to re-introduce this business to the site as an extra income source, if required.

The workshop at the rear of Haybow Farm offers the potential to expand the business by providing motorhome servicing and repairs.

In previous years, the clients washed the caravans and delivered them to owners across the country for an additional fee.

To the front of the site is an area which is currently used for dropping off/picking up the caravans.

This space could potentially be used for the sale of caravans and motorhomes if a new owner of the business is interested in exploring this sector of the market.

Trading information can be provided to bona fide purchasers.

## Lot 1: Greencrest Storage

The site is accessed via an asphalt driveway with electric steel clad metal gate giving access into a holding yard enclosed by security fencing with two static caravans. One acting as an office/reception with the other used for storage. The area is laid to road planings and is used as a pickup and drop off area for the customers. There is further gated access into the remainder of the site which is enclosed by earth bund banks surrounding the site for security. The site is laid mainly to road planings with concrete areas used as access roads. The site has security lighting and CCTV coverage for security purposes.

Currently there is access to Haybow Farm which could be closed off should Haybow Farm not be required.



## Lot 2: Haybow Farm

A detached 5-bedroom dormer bungalow with two bedrooms at first floor, and to the rear of the property, with separate access, three en-suite bedrooms, formerly used as bed and breakfast accommodation.

The property is set in 0.62 acres including gardens, parking and a workshop. The property has its own access onto the highway. Currently Haybow Farm has access into Greencrest Storage adjoining the property which could be blocked up for security purposes, if required.

The accommodation provides an entrance hall with built-in airing cupboard, cloakroom and utility room. Sitting room with wall-mounted gas fire and windows overlooking the gardens.

Kitchen/breakfast room with a range of wall and base cupboards, breakfast bar, roll top work surfaces, inset 1½ bowl, single drainer sink unit and plumbing for dishwasher. Patio doors lead out to a patio area and gardens. Dining room with bay window overlooking the gardens and patio area. Office, currently being used by the Greencrest Storage business, with door to the side leading out onto the driveway. Study with window overlooking the gardens and door into storeroom.

From the sitting room, there is an inner hallway with stairs to first floor and doors to the three ground floor bedrooms and bathroom. At first floor, there are two further bedrooms and a family bathroom.

The three letting rooms are accessed to the rear of the property. There is a reception entrance used as a sitting room area for the guest accommodation and a hallway providing access to the three en-suite bedrooms, a cloakroom, utility/kitchen area and storeroom. The inner hallway can be locked from guests if required.

## Outside

The property is accessed via electric security gates and a gravelled driveway that leads to a parking area to the rear of the property for the house and the guest accommodation.

The gardens are laid mainly to lawn with a variety of fruit trees, shrub borders and a patio area with pergola next to the kitchen.

To the rear of the property is an open fronted workshop measuring 14.63m x 4.88m and was designed to store four caravans. From this gravel area there is gated access into Greencrest Storage. This building would make an ideal workshop for the repair of caravans and motorhomes in conjunction with Greencrest Storage.

Haybow Farm is set in 0.62 acres of gardens and grounds.

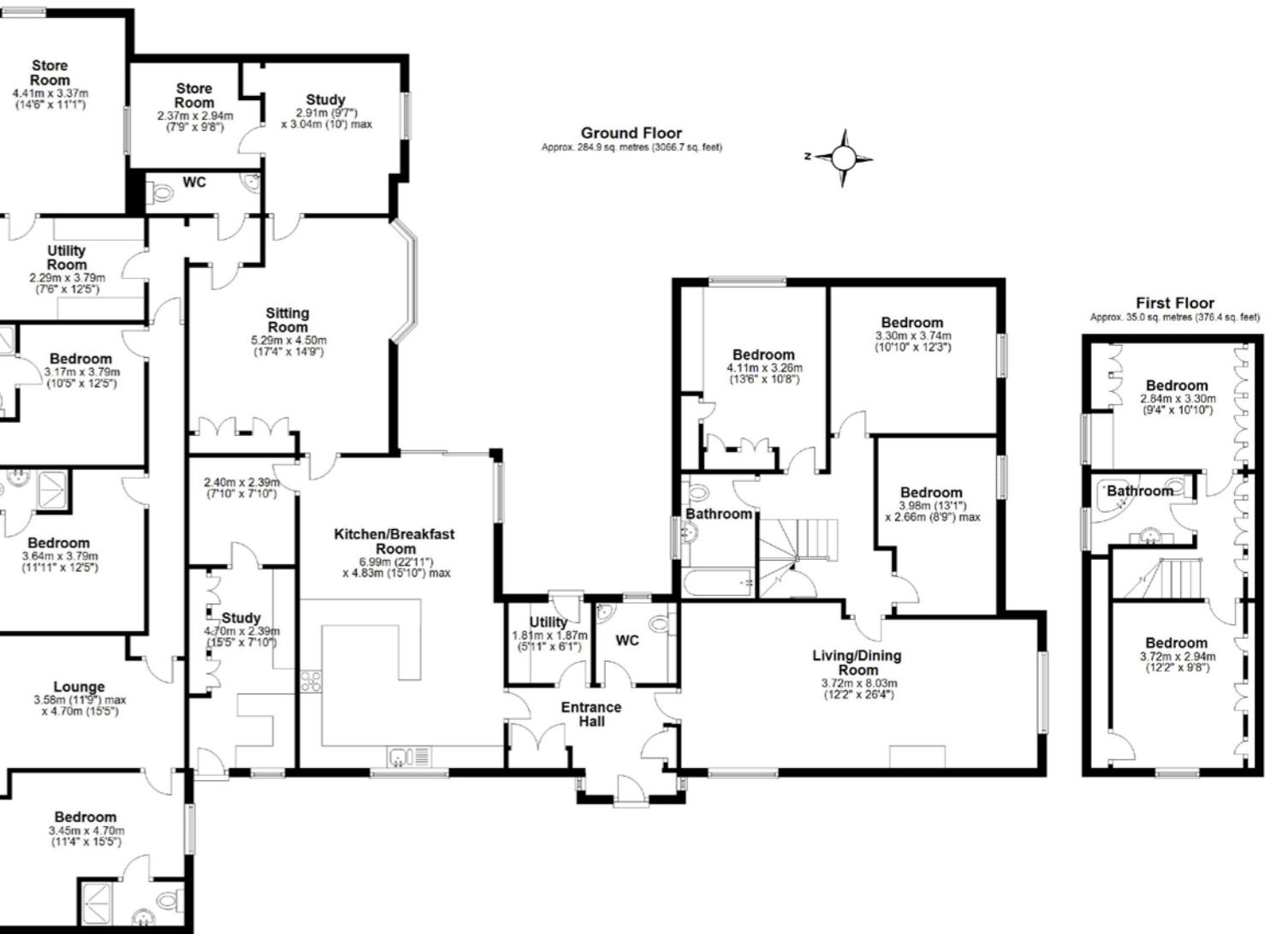




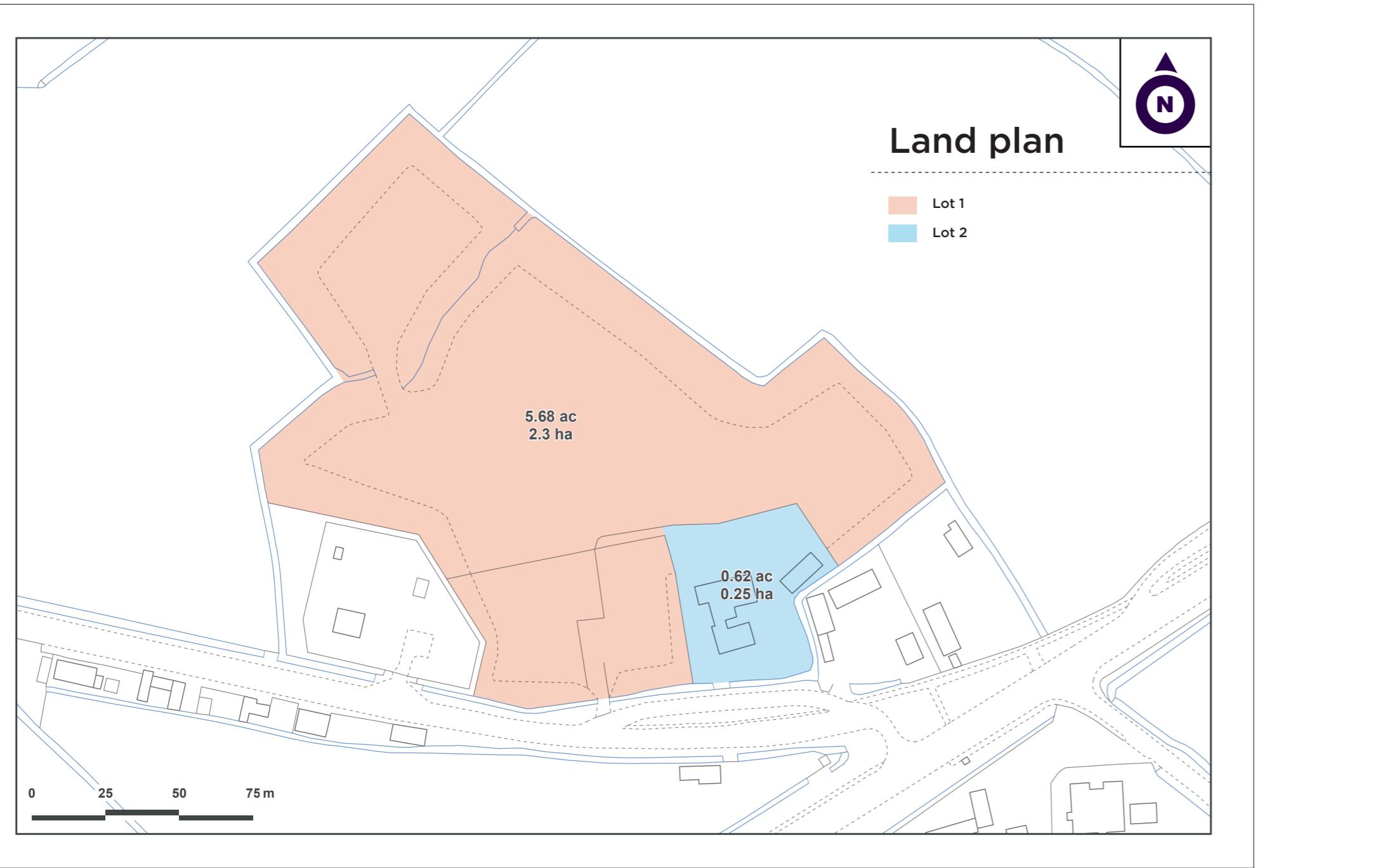
## Floor plan

Haybow Farm  
Hewish  
Weston-super-Mare  
Somerset  
BS24 6RD

Approximate area:  
3443.1 sq ft / 319.9 sq



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Method of Sale

The property is offered for sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

## Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion, subject to the current agreements in place for the storage of motor homes and caravans. .

## Planning

North Somerset Council granted planning permission on 8th July 2009 for a change of use from agricultural to storage of caravans on land to northwest of caravan storage park, to allow increase in storage from 100 to 300 caravans. Planning Reference: 09/P/0855/F.

On the 30th December 2019, North Somerset Council issued a Certificate of lawfulness for the extension of and existing use of detached garage/store for additional residential accommodation to main dwelling. Planning reference: 19/P/2644/LDE.

## Services

Grencrest Storage has mains electricity, including 3-phase, a private drainage system with septic tank and mains water is available but not connected.

Haybow Farm is serviced mains water, electricity and gas with private drainage.

It should be noted that there are high-pressure gas mains that runs under the rear of the Grencrest storage site.

## EPC Ratings

Rated C.

## Council Tax

Band E.

## Local Authorities

North Somerset Council  
[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

## Rateable Value

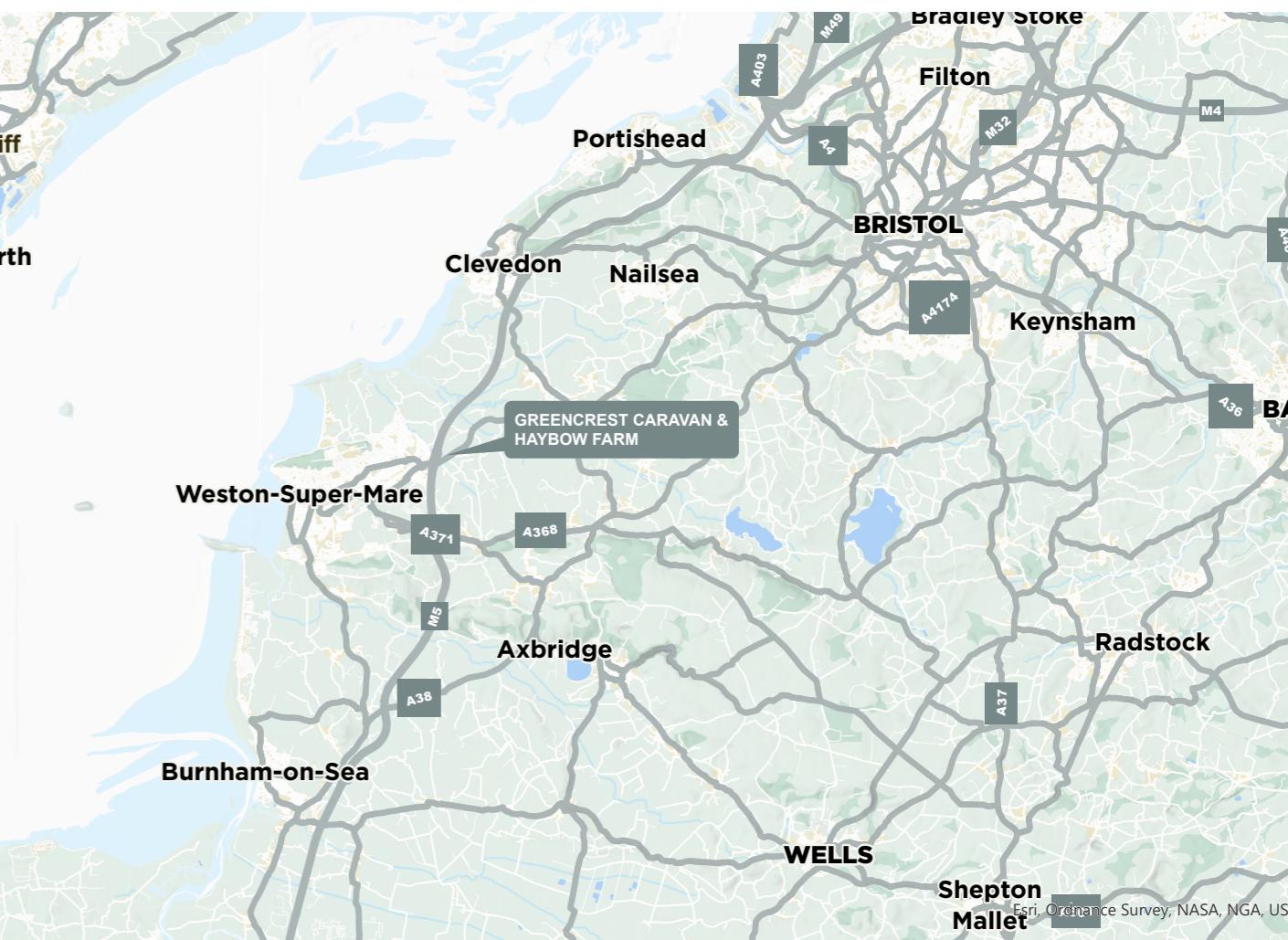
According to the Valuation Office, the current rateable value for Grencrest Storage is £17,500 and the current rateable value for Haybow Farm Bed & Breakfast is £2,325. Interested parties are advised to make their own enquiries.

## Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590

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## Leisure

01823 428 590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)

07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

18 Davies Street, Mayfair, W1K 3DS

**carterjonas.co.uk**

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