



COMMONFIELDS FARM
LOWER BOULSDON ■ GLOUCESTERSHIRE





COMMONFIELDS FARM

LOWER BOULSDON ▪ NEWENT
GLOUCESTERSHIRE ▪ GL18 1JH

Newent ▪ 1 mile
M50 ▪ 3.5 miles
Ross on Wye ▪ 8 miles
Gloucester ▪ 10 miles
Cheltenham ▪ 17 miles

AN ATTRACTIVE GRADE II LISTED FARMHOUSE IN A MOST PICTURESQUE SETTING

Entrance Hall ▪ Sitting Room ▪ Dining Room
Study ▪ Kitchen ▪ Garden Room ▪ Inner Hallway
Seven Bedrooms ▪ Family Bathroom ▪ En-suite Shower
Room ▪ Cellar

- Modern and Traditional Farm Buildings
- Arable and Pasture land
- About 189 acres. For sale as a whole or in 6 lots:

LOT 1	Farmhouse, farm buildings and 31.83 acres grassland
LOT 2	25.93 acres grassland
LOT 3	23.93 acres arable
LOT 4	33.96 acres arable
LOT 5	66.89 acres arable
LOT 6	6.40 acres arable
TOTAL	188.94 acres



SITUATION

Commonfields Farm is located in a delightful rural setting, just outside the historic market town of Newent and surrounded by the picturesque Malvern Hills, The Cotswolds and The Wye Valley Areas of Outstanding Natural Beauty.

The local centres of Newent, Ledbury and Ross-on-Wye are all easily accessible as is Gloucester and Cheltenham. The M50 and M5 motorway network brings the Midlands, South Wales and South West into easy commuting distance. There is good access to a range of shopping, leisure and educational facilities including a wide range of independent schools.

Gloucester and Ledbury provide easy rail links; Birmingham, Cardiff and Bristol airports are within 60 miles. Newent with its market square and lake offers a full range of amenities to include primary and secondary schools, local shops, church, library, supermarket, leisure center, sports and social clubs and golf course.





LOT 1 (PINK ON PLAN)

COMMONFIELDS FARMHOUSE, BUILDINGS AND 30.18 ACRES OF GRADE 1 PASTURE ADJACENT TO THE FARMYARD.

This particularly attractive lot of rolling pasture comprises three fields with a private spring, a pond and small block of coniferous woodland. The property offers huge potential for a variety of uses including an equestrian facility with several of the buildings being suited to conversion into stables or 'American Barn' style stabling or residential conversion (subject to the necessary planning consents).

Commonfields farmhouse is a handsome three story Georgian brick dwelling which has previously been extended to the rear, now providing generous sized family accommodation. There are seven bedrooms accommodated over two floors with a range of character features including a large open fireplace, exposed beams and a useful cellar.

The sitting room spans the front of the house and its two large sash windows have views across the fields towards Newent. A feature of the room is the large open fireplace with original built-in cupboards on either side and exposed timber beams. The modern kitchen features a comprehensive range of units and large windows which look out onto the garden, giving the room a light and airy feel. This leads through to the garden room which has French doors giving access to the garden. The ground floor also has a separate dining room and large study/office currently used as a utility/store.

There are seven bedrooms and a family bathroom laid out over two floors and an ensuite to the master bedroom. All the bedrooms have large windows with views over the surrounding countryside.

Whilst a wonderful family home the property could benefit from some updating.



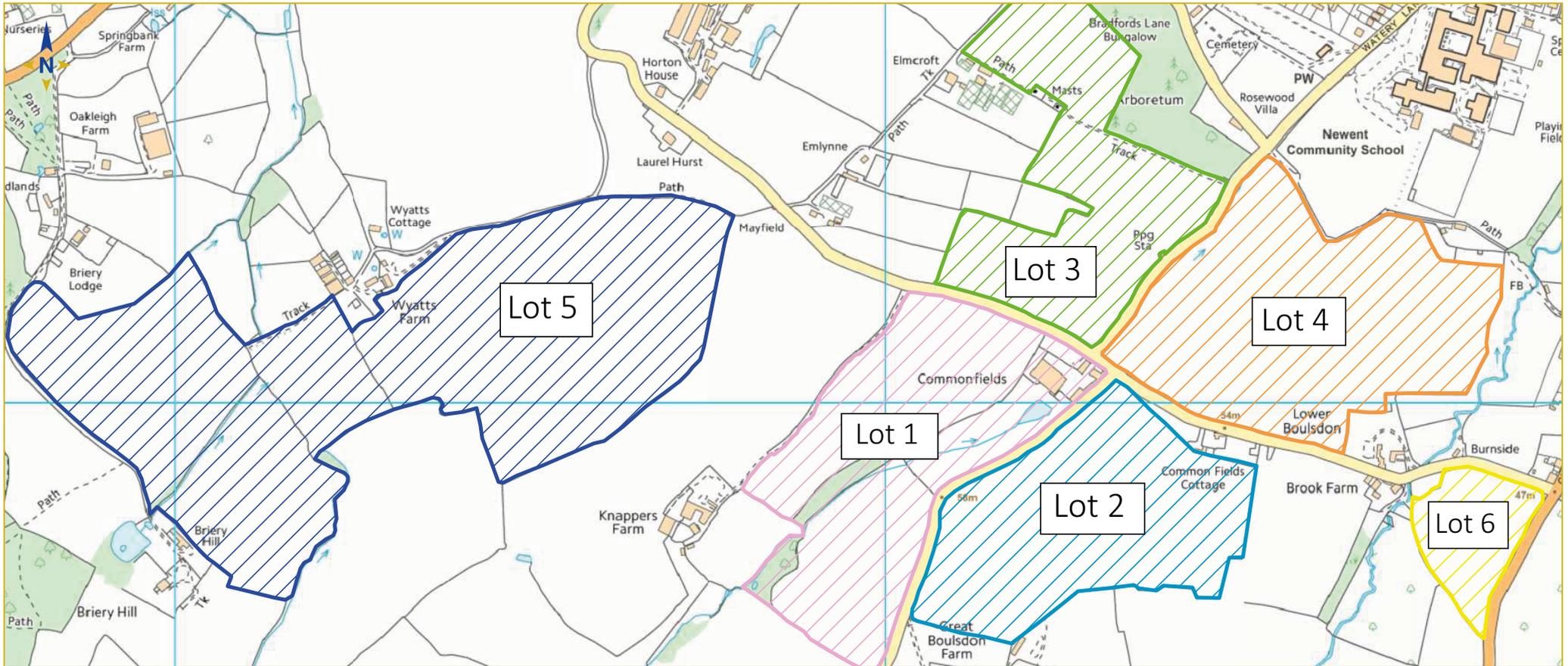
OUTSIDE

The farmhouse enjoys a large, private garden, as well as convenient proximity to the farm buildings making it ideal as a family home or for running a business. The majority of the garden lies to the west of the house and is entirely enclosed with large level lawned areas and some mature specimen trees including copper beech, cedar and apple.

At the far end there is also an area for growing vegetables.

FARMYARD AND BUILDINGS

The farm building complex is substantial with around 13,580 sq.ft. of modern steel portal framed buildings including a clearspan general purpose building and a 600 tonne grainstore with cleaning and drying facility and 4,285 sq.ft. of traditional buildings. The traditional buildings comprise a range of period brick barns varying from single to two storey and a dutch barn. Several of these have been converted into workshops and storage units and subject to planning permission, could make charming dwellings. There is a large yard laid to concrete and gravel. The majority of the buildings are currently let out to commercial tenants.



LOT 1 (PINK ON PLAN) FARMHOUSE, FARM BUILDINGS AND 30.18 ACRES

Handsome 3 storey Georgian Farmhouse with a range of traditional and modern buildings with 30.18 acres of pasture, parcel of coniferous woodland and an attractive pond with an extraction licence.

LOT 2 (BLUE ON PLAN) 25.87 ACRES

An attractive area of Grade 1 pasture accessible from the Cliffords Mesne Road. Mains water is accessible in this field.

LOT 3 (GREEN ON PLAN) 23.93 ACRES

A gently sloping area of Grade 1 arable land, currently planted with winter wheat as part of an arable rotation, with access from Watery Lane. The land rises from Watery Lane providing views over the surrounding countryside and of Commonfields Farmhouse. Mains water is available in this field.

LOT 4 (ORANGE ON PLAN) 34.1 ACRES

Area of Grade 1 arable land, currently planted with winter wheat as part of an arable rotation, with access from two points from a private track off Watery Lane.

LOT 5 (NAVY ON PLAN) 66.92 ACRES

A substantial area of Grade 1 and Grade 3 arable land, currently planted with rye grass for seed with access from Briery Hill Lane and Conigree Lane. Spring fed water available.

LOT 6 (YELLOW ON PLAN) 6.4 ACRES

A small area of Grade 1 arable land currently planted with lucerne with access from Culver Street.





STANDING CROP/HOLDOVER

The vendor reserves the right to harvest or cut any standing crops prior to the sale or to exercise holdover of the same after the sale if so required.

BASIC PAYMENT SCHEME

We understand that all of the eligible land within the Lots is registered for the Basic Payment Scheme and that entitlements will be included within the sale.

SERVICES

The farmhouse benefits from mains water, electricity and gas, telephone line, broadband, private septic tank. The majority of the outbuildings have mains electricity and water.

Water to the land is supplied by mains and by a spring. There is also a water abstraction licence for the pond south of the farmyard.

TENURE

The agricultural buildings are sold with the current tenancies in place. The farmhouse will be sold with vacant possession. Further details are available on request.

LANDS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation.

DEVELOPMENT UPLIFT CLAUSE

Lot 3, 4 and 6 will be sold subject to a development uplift clause entitling the vendors to a 40% share of any increase in value as a result of any new non-agricultural development within the property for a period of 40 years following completion of the sale.

[Please note any conversions of existing buildings will fall outside of this clause].

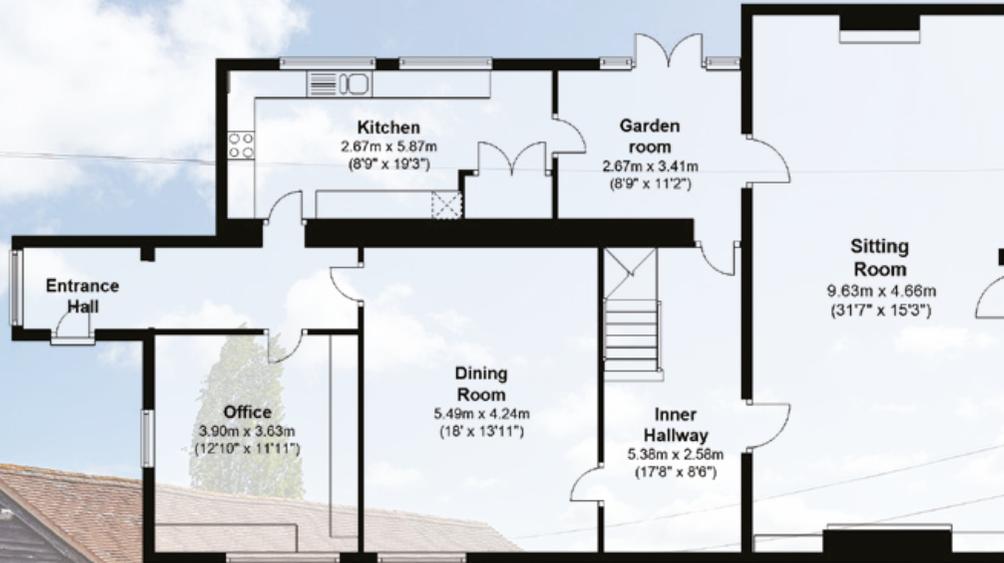
RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

HEALTH AND SAFETY

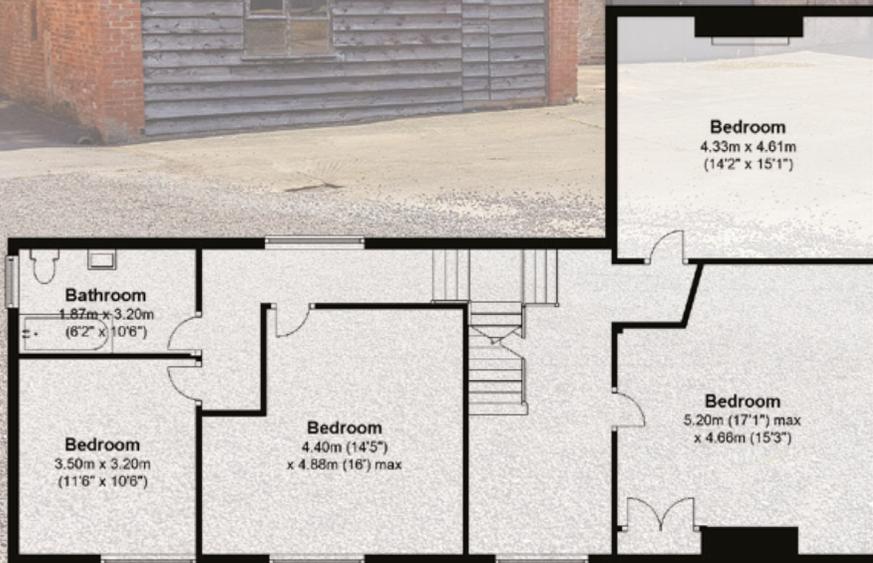
Please be aware of the potential hazards of the working farm, state of repair of the buildings and public highway separating the property. Please take extra care when making your inspection and ensure that children are supervised at all times.

TOTAL APPROX. FLOOR AREA:
3,761.5 SQ FT / 349.5 SQ M

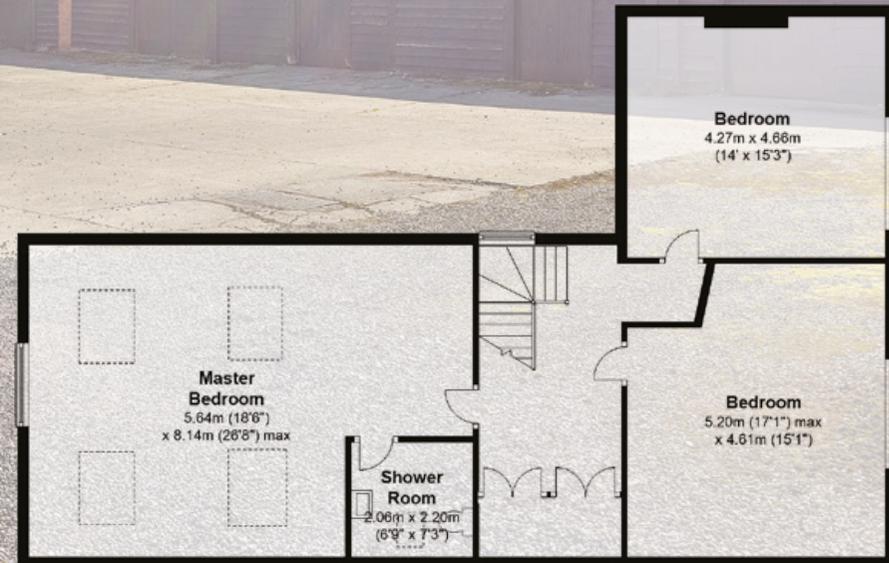


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	52
(1-20)	G		
Not energy efficient - higher running costs			

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Strensham Business Park
Strensham, Worcester WR8 9JZ
T: 01684 853400; E: andrewtroughton@carverknowles.co.uk



VIEWINGS

Strictly by appointment only through the sole agents Carver Knowles 01684 853400.

Please note although we will make our best efforts to accommodate viewings Lot 1 is subject to tenancy and as such viewings of this Lot may be limited.

DIRECTIONS

FROM NEWENT: head south-west along Watery Lane for approximately 1 mile, passing Newent Community School on the left. The property is located immediately ahead on the junction with the right turning to Conigree Road.

FROM THE M50: exit the motorway at Junction 3 and take the B4221 running south east. Continue for 2.4 miles turning right into Conigree Road just after the Kilcot Pub. Continue along the lane for about one mile and the property is located on the right hand side on the T junction.

PLEASE NOTE Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.

