



### Overview

A rare, residential development opportunity comprising a dilapidated farmhouse for renovation, a traditional brick barn with consent for a live work dwelling and a timber framed barn with consent for a residential dwelling. The property is available as a whole or in lots. All three properties have generous gardens/paddocks.

### Guide Prices

Lot 1 - Farm House	£250,000
Lot 2 - The Stables	£85,000
Lot 3 - The Hay Barn	£85,000

### Situation

The properties are conveniently accessed from Winnycroft Lane leading from Upton St Leonards to Brookthorpe on the outskirts of Gloucester. The thriving City of Gloucester is about 2 ½ miles to the north of the property and Stroud is about 5 ½ miles to the south. The properties are adjacent to the M5 Motorway (See site plan).

### Method of Sale

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.

### Tenure & Possession

The property is offered freehold with vacant possession on completion.

### Wayleaves & Easements

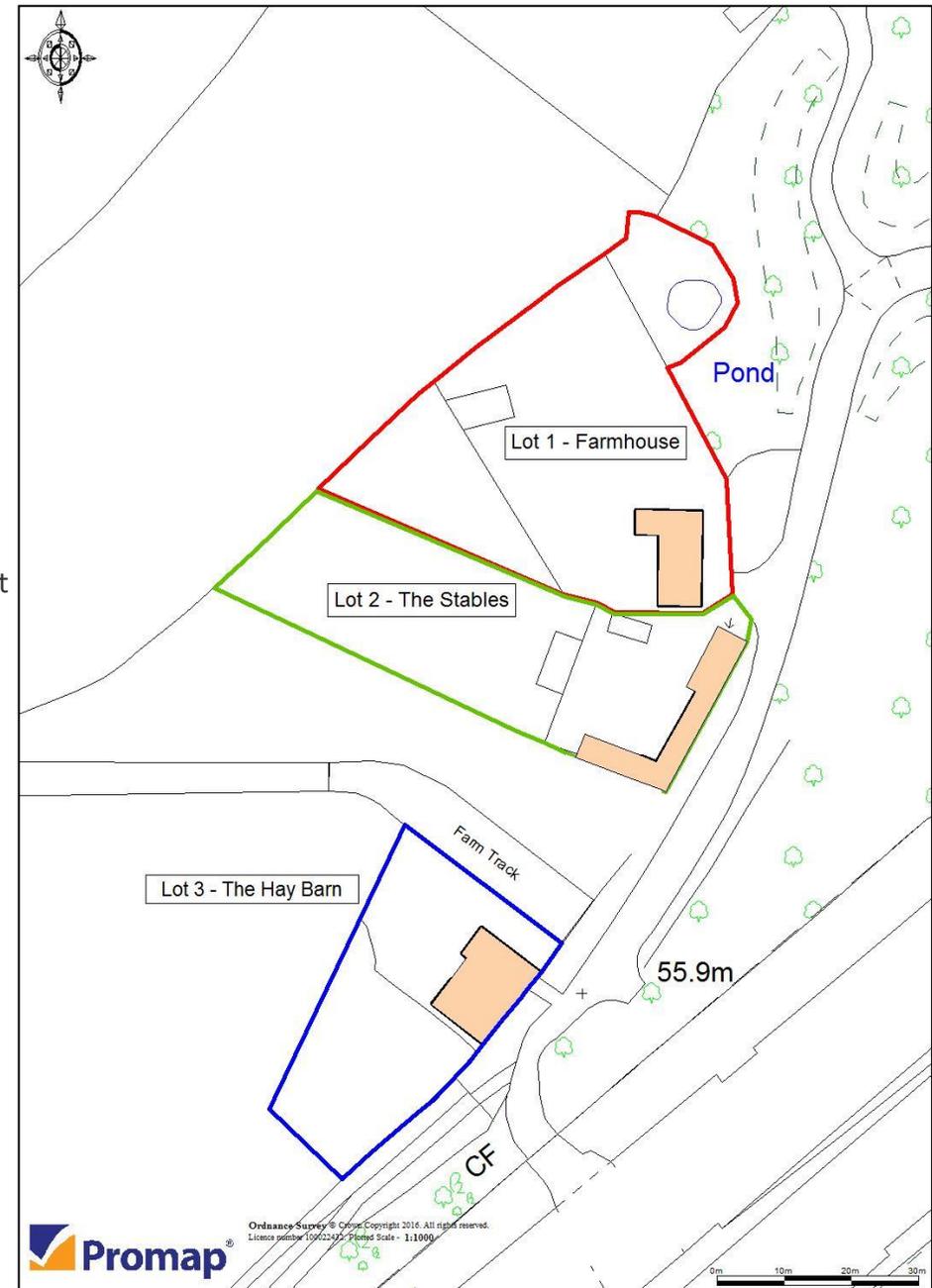
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, 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.

### Boundaries & Areas

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

### Local Authority

Gloucester City Council – [www.gloucester.gov.uk](http://www.gloucester.gov.uk)  
Tel: 01452 396396



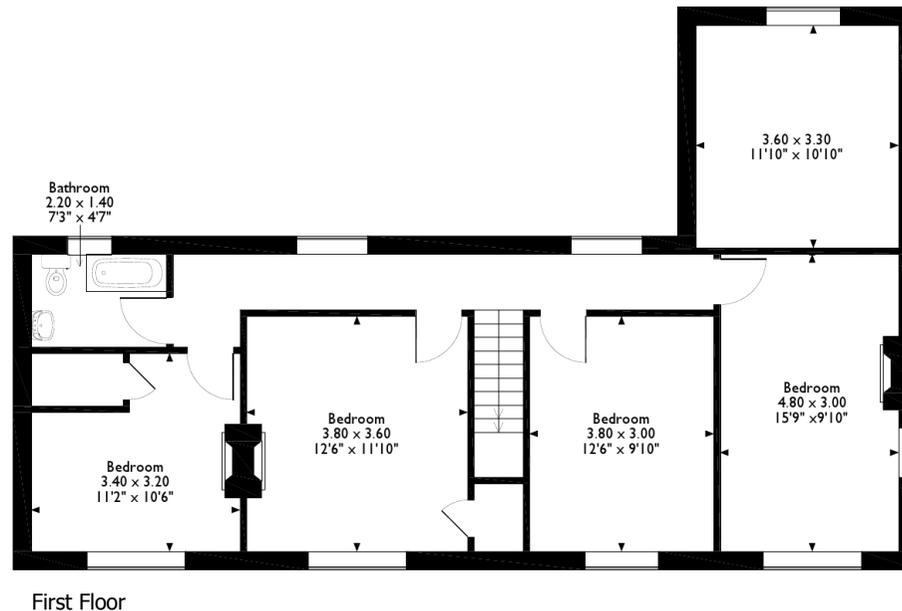
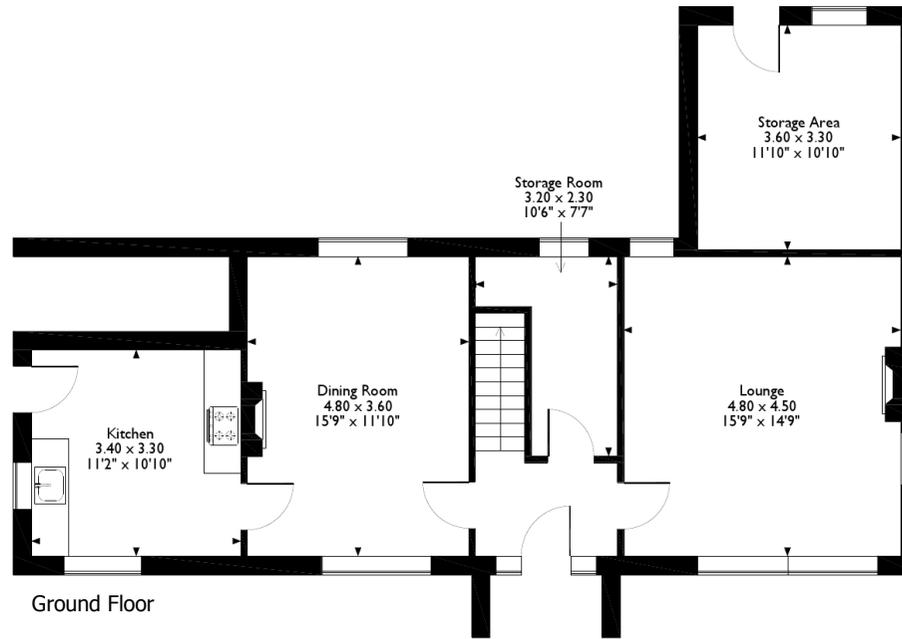
# THE FARMHOUSE

## Description

The Farmhouse is constructed of solid brick with a tiled roof and benefits from two floor levels. It was occupied until 2012 and is unmodernised. The property is accessed off of Snow Capel Lane which is a public highway. Lot 1 (The Farmhouse) totals approximately 0.20 hectares (0.51 acres).

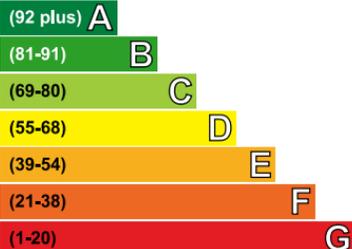
## Services

The Farmhouse has mains water and electricity connected. We are informed that the water main runs along Snow Capel Lane. It will be the responsibility of the purchaser to make any necessary amendments to the electricity supply required for the development and to install a new water supply to the property.



## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
1	56

First Floor

# THE STABLES



## Description

The Stables comprise an L Shaped and single storey range of brick and timber framed buildings under a dual pitch roof with clay tiles and tin. Lot 2 (The Stables) totals approximately 0.15 hectares (0.37 acres). It will be the responsibility of the purchaser to install all necessary services to The Stables.

## Planning Consent

Detailed planning consent was granted by Gloucester City Council on 27<sup>th</sup> September 2005 and subsequently renewed three times, most recently in April 2012 (Ref 12/00391/COU) for the conversion of the building to form a residential dwelling with attached 'work element' with associated car parking and garden areas, subject to conditions. This planning has been implemented by the commencement of groundwork so development has started and there is no time limit on the completion of the works.

A copy of the planning applications submitted to the Council and the planning approval notices can be inspected on the Gloucester City Council planning website ([www.gloucester.gov.uk](http://www.gloucester.gov.uk)) or from the selling agent via email.



# THE HAY BARN

## Description

The Hay Barn is of timber frame construction with a mixture of clay tile and tin roofing on a pitched roof with lean to. Lot 3 (The Hay Barn) totals approximately 0.10 hectares (0.26 acres). It will be the responsibility of the purchaser to install all necessary services to the Hay Barn.

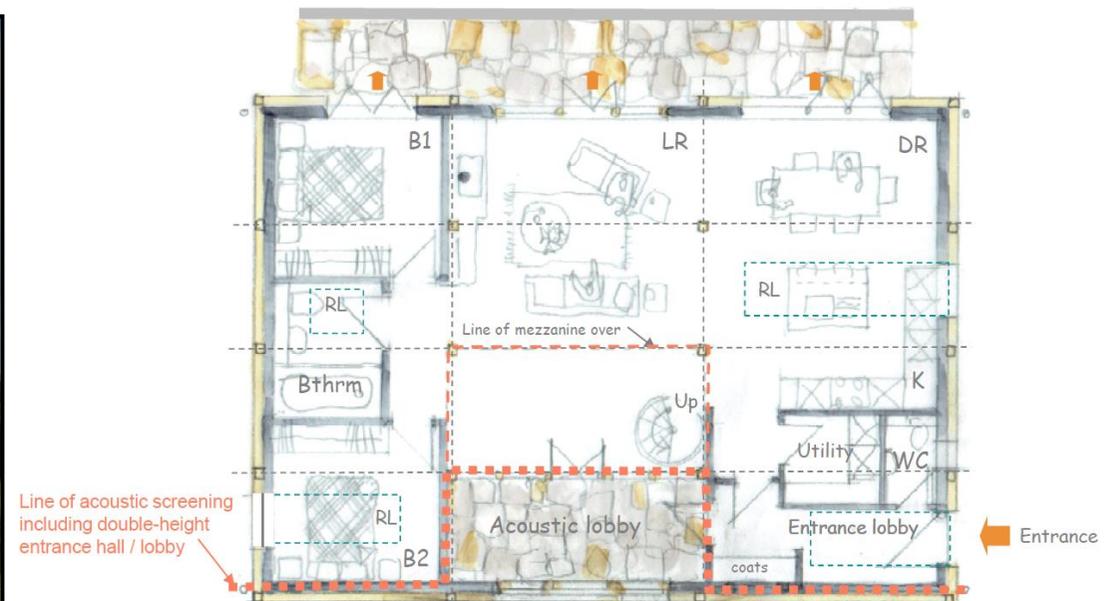
## Planning Consent

The Hay Barn has Prior Approval consent dated 14<sup>th</sup> January 2016 to convert it to a 2 bedroom dwelling (Ref 15/01458/QPA).

A copy of the planning applications submitted to the Council and the planning approval notices can be inspected on the Gloucester City Council planning website.



North West elevation



Ground floor



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**Viewings**

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

**DIRECTIONS:**

Exit the M5 at Junction 11A onto A417 (towards London/Cirencester). Follow A417 for just over 1 mile before taking A46 exit (Stroud/Cheltenham). Take the 3<sup>rd</sup> exit at roundabout to Shurdington Road/A46, continue for just under 2 miles. Turn right onto Nuthill then after just over half a mile turn left onto Bondend Road. After half a mile turn left onto Rance Pitch and then turn right at the B4073 (crossing over the M5). Take the first left onto Corncroft Lane and continue onto Winnycroft Lane to find the property on the right after half a mile as indicated by the Agent's "For Sale" board.

(Approximate postcode for Sat Nav GL4 6EQ)

**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.