



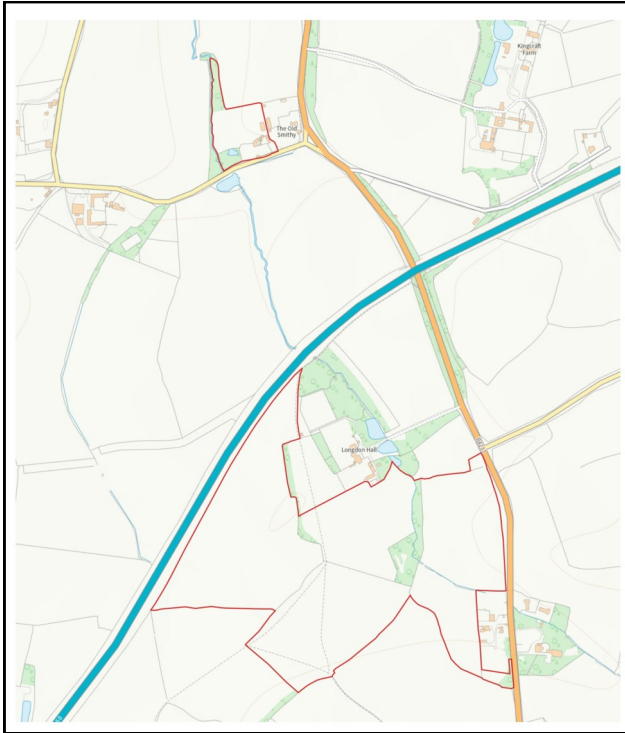
BROOK FARM, LONGDON MARSH, LONGDON, TEWKESBURY, GL20 6BD
AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS

BROOK FARM, LONGDON

Brook Farm, Longdon provides a unique opportunity to purchase a Grade II listed property sat with 1.70 acres of permanent pasture and 0.88 acres of woodland and a range of outbuildings. The property also offers the opportunity to purchase an additional 44 acres of permanent pasture which is located approximately 500m to the south of the property.

The property is situated just off the highway down a short private drive. Brook farm benefits from fantastic connectivity with Tewkesbury Town Centre lies approximately 3.5m south east of the property with Gloucester 10 Miles to the south. Junction 1 of the M50 is approximately 6.9miles away and allows access to Hereford and South Wales as well as access to the M5 which connects you to Birmingham and the South West.

The property is available by Private Treaty as a whole or in two lots.



LOT 1: BROOK FARM COTTAGE

GUIDE PRICE £565,000

Brook Farm Cottage is an idyllic Grade II listed property which is sat in an enviable position close to the desirable village of Longdon. The property is packed with period features throughout and benefits from a courtyard of outbuildings in various states of repair but offer future potential (STP). To the rear of the property is a paddock extending to 1.70 acres.



LOT 2: 44 ACRES (17.8HA) OF AGRICULTURAL LAND AT LONGDON

GUIDE PRICE £350,000

The land at Longdon extends to a total of 44 acres (17.8ha) and is comprised predominantly of permanent pasture with some small woodland belts. The land is classified as Grade 3 and is split into 5 manageable parcels in one block. The land is generally flat and benefits from mature boundaries suiting both grazing and hay making.





LOT 1: BROOK FARM COTTAGE

Brook Farm Cottage is a charming Grade II listed property constructed of timber, brick and stone and is full of period features. The property extends to approximately 1,323 Sq ft and is accessed down a private drive leading to a courtyard of outbuildings.

On entering the property you are immediately into a hallway which provides access to the kitchen, utility room/pantry and the dining room. The kitchen overlooks the courtyard of buildings and is in a good condition with an eye-level electric oven and separate gas hob. The dining room lies off the hallway and leads to the lounge which is fantastically presented with exposed beams and a large inglenook fireplace and log burner.

Upstairs is accessed by a vaulted stairwell with exposed brick wall which leads to the master Bedroom complete with a period oak floor, a family bathroom and a further double and single bedroom.

Outside the property is a private south facing garden and vegetable patch complete with a small pond. To the rear of the property is a 1.7 acre paddock and further 0.88 acres of woodland which benefit from a secondary access off Marsh Road.

The property also benefits from a range of outbuildings including Log Store, Workshop and a dilapidated chicken shed within the paddock. The buildings are in need of attention but provide potential for alternative uses (STPP).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	15 G	

LOT 2: 44 acres of Agricultural Land

The land at Longdon extends to 44 acres (17.8ha) and is classified as Grade 3 on the agricultural land classification maps.

The land is accessed directly off the B4211 at the northern extent of the land. We understand there is a further access to the south of the land adjacent to the property Copyhold.

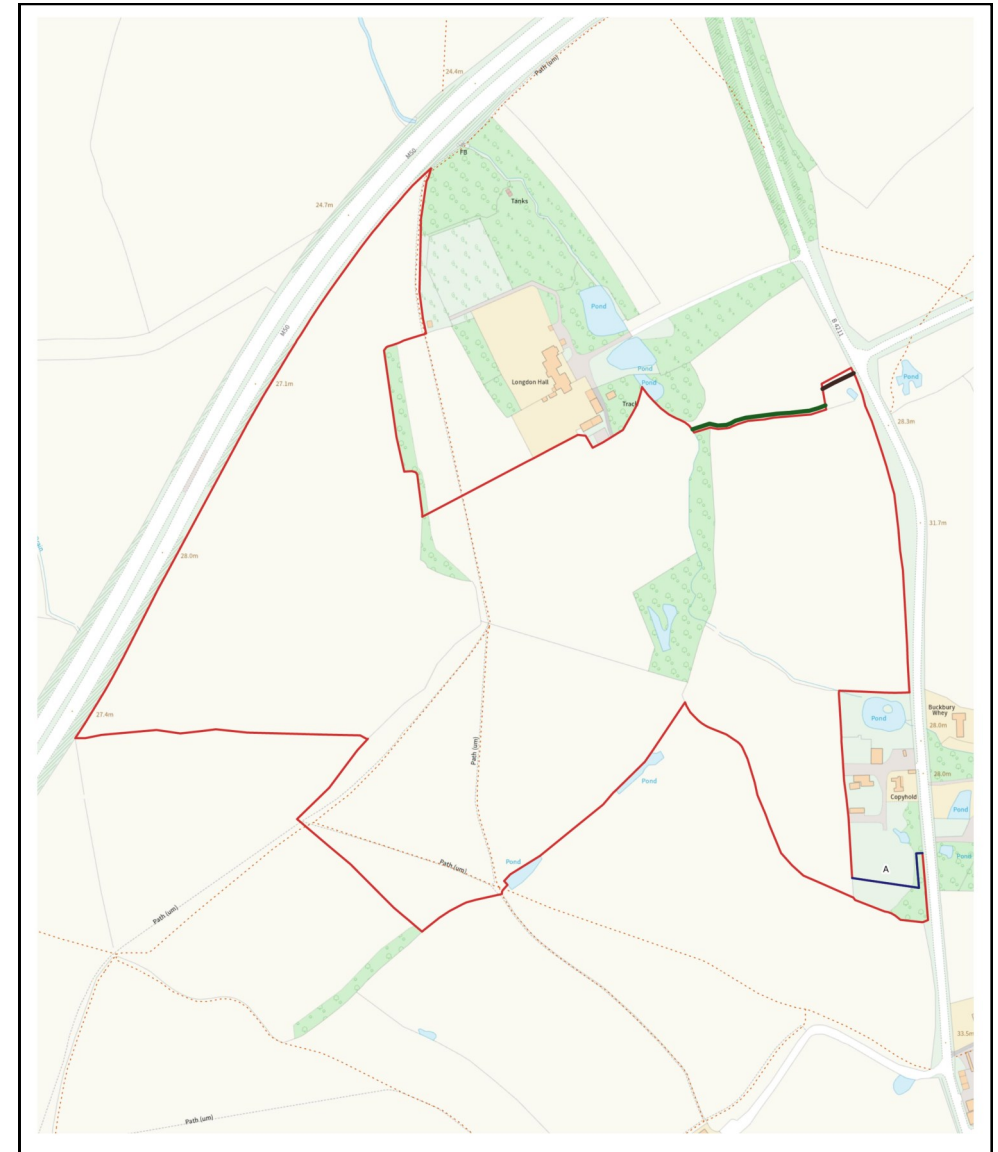
The land is predominantly permanent pasture and lies flat with some gentle gradients. Traditionally the land has been used for hay making and but would be suitable for livestock grazing.

The boundaries are mainly mature hedgerows however there is a short section marked blue where there is no boundary fence. It will be the responsibility of the purchaser to erect a new fence along the boundary marked 'A'.

We are aware that there are a number of Public Rights of way Crossing the land, namely 551(C), 552(C), 571(C) and 572(C). We are also aware that there is a private right of way to the benefit of the adjoining land owner over the brown line.

We are advised that the land holds the benefit of a private right of way over the green line for agricultural purposes only.

We are advised that mains water is connected to the land.



GENERAL INFORMATION

ACCESS

Access to Brook Cottage is taken off Marsh Road, the land to the rear of the property can be accessed on foot through the property, or alternatively there is a separate vehicular access for the land further west off Marsh Road. Access to Lot 2 is taken off the B4211. There are 2 gateways but only one has been used in recent years.

SERVICES

Brook Cottage benefits from mains electricity, mains water and a private septic tank. We understand the property also benefits from a Gas Supply.

Lot 2 – we are advised mains water is connected.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – www.malvern hills.gov.uk or telephone 01684 862221.

OUTGOINGS

Council Tax Band F – amount payable 2022/23—£2,824.95

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register and Basic Payment Scheme entitlements will be included in the sale.

The land is not within any Environmental Stewardship Schemes.

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.

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.

We are aware that there are a number of public footpaths and a further private right of way Impacting Lot 2 as detailed within these particulars.

TENURE

Brook Cottage is offered Freehold and vacant possession will be granted on completion of the sale. The property is currently let under on an Assured Shorthold Tenancy.

The land at Longdon is offered Freehold and Vacant Possession will be granted on the completion of the sale.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

VIEWINGS

The property is currently occupied by tenants and as such, **viewings are to be accompanied and are strictly by appointment only**. Please contact Carver Knowles to arrange a viewing on 01684 853400.

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.

ANTI-MONEY LAUNDERING

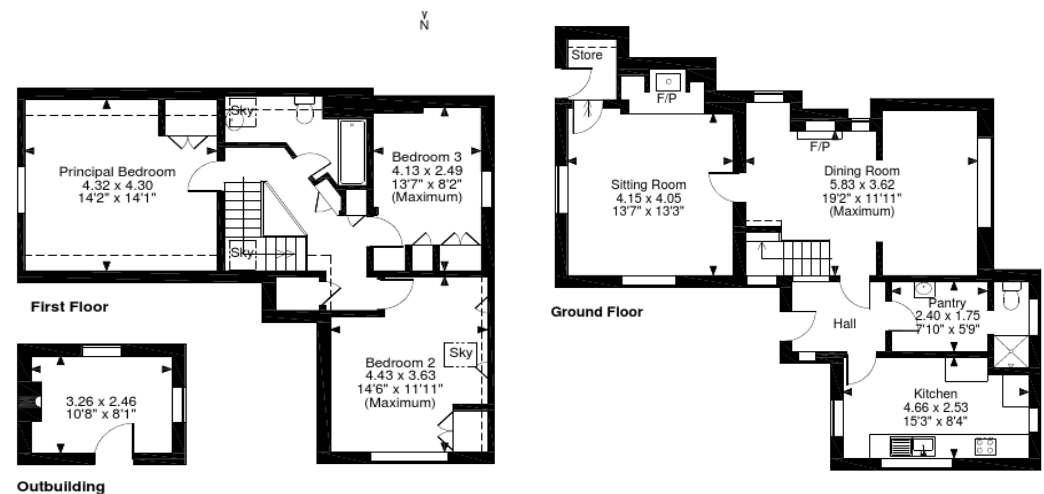
Interested parties will be required to provide photographic ID and proof of address for Anti-Money Laundering checks prior to instructing solicitors.

VENDOR'S SOLICITORS

Arnold Thomson C/O Nadiya Virani-Bland, 205 Watling Street West, Towcester, Northants, NN12 6BX

HEALTH AND SAFETY

Please be aware of the potential hazards within the outbuildings. Please take extra care when making your inspection and ensure that children are supervised at all times. Do not enter areas that have been cordoned off.





Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ
01684 853400
joshbalsdon@carverknowles.co.uk
andrewtroughton@carverknowles.co.uk

VIEWINGS

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

DIRECTIONS:

From Junction 9 of the M5: Exit the M5, head towards Tewkesbury and at the roundabout turn onto the High Street. Continue to end of High Street and at the roundabout take the first exit onto Mythe Road. Continue for half a mile then turn left, crossing the Mythe Bridge. Continue on the A438 (Ledbury Rd) for 2.8 miles then turn right towards Upton and Longdon. For the land continue 1.1 miles where the land will be on your left hand side marked by a For Sale Board. For Brook cottage continue for a further 0.4 miles, Turn left towards Birtsmorton and Birts street. Brook Cottage is on your right indicated by the Agents For Sale boards.

From Gloucester: Take the Over Causeway (A417) and at the roundabout cross straight over (2nd exit) following the A417 towards M50/Hartpur/ Maisemore. Continue on the A417 for 5 miles before turning right onto the B4211 towards Tewkesbury/Upton at the junction after the BP garage (you will have passed this on your right). Continue on the B4211 for 5.2 miles through Corse Lawn until you come to a T junction. Turn right onto the A438 and immediately turn left towards Upton and Longdon. For the land continue 1.1 miles where the land will be on your left hand side marked by a For Sale Board. For Brook cottage continue for a further 0.4 miles, Turn left towards Birtsmorton and Birts street Brook Cottage is on your right indicated by the Agents For Sale boards.

BROOK FARM COTTAGE: ///gifted. Opinion.publisher

LAND AT LONGDON: ///summit. Drive.passport

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.

