





## OVERVIEW

New Barn Farm provides a rare opportunity to purchase a charming three bedroom property along with an outdoor arena, indoor barn stabling, approximately 12.5 acres of pasture land and a substantial range of modern agricultural buildings. The property also offers the opportunity to purchase a further 44 acres of Grade 3 arable land which is located to the west of the farmhouse and buildings.

## SITUATION

New Barn Farm is in an attractive location with far-reaching countryside views to the Malvern Hills and close by to the village of Staunton in Gloucestershire. Staunton is a sought-after village with excellent local amenities including a primary school, doctors' surgery, village hall, church and a garage.

The cathedral city of Gloucester is located 9 miles away and offers a comprehensive range of shopping, recreational and sporting facilities. Gloucester also offers mainline railway services direct to Birmingham and London. Junction 2 of the M50 is located 3.5 miles away, providing access to the motorway network.

## DESCRIPTION

New Barn Farm comprises an attractive stone built farmhouse in need of renovation. Adjacent to the residential property is the outdoor arena and beyond this is a barn complete with eight internal stables. In addition, the property offers a range of modern agricultural buildings totalling over 1,000 sq. m. The barns were previously used as a dairy unit and may have potential for alternative uses (subject to the necessary planning consents).

## LOT 1 (Shaded Blue on the Sale Plan)

The house offers an attractive stone built property set within its own garden. The ground floor comprises a kitchen, utility and two reception rooms. The first floor comprises three bedrooms and a family bathroom.

A 3D tour of the house can be found via the following link:

<https://vt.ehouse.co.uk/sdNBSdU9fk5>

## STABLES & ARENA

One of the barns is currently set up in an American Barn style with eight internal stables and a tack room. There is a 30m x 20m surfaced arena in between the house and buildings as well as a number of paddocks for horse grazing.

## LAND

The land comprises approximately 4.85 acres of horse paddocks and a further field extending to approximately 7.65 acres that is currently laid to temporary grass giving a total of approximately 12.5 acres. Lot 1 extends to 15 acres in total.

## AGRICULTURAL BUILDINGS

The agricultural buildings provide an opportunity for use within an agricultural enterprise or for development into a range of other uses including equestrian (subject to the necessary planning consents). The buildings comprise of:

- General Purpose Barn with internal stables (Approx. 18m x 18m)
- Dutch Barn (Approx. 14m x 5m)
- General Purpose storage building (Approx. 12m x 6m)
- Former livestock building (Approx. 32m x 9m)
- General Purpose Building (Approx. 18m x 9m)
- Former parlour, plant room, collecting yard (Approx. 25m x 6m)
- Silage clamps and Slurry lagoon.

(\* all building measurements are approximate)

## LOT 2 (Shaded Green on the Sale Plan)

Lot 2 comprises a single block of Grade 3 arable land, split into 3 parcels and situated to the west of the farmhouse and buildings. The total area extends to approximately 44 acres.

## ACCESS

**Lot 1** - The Property benefits from roadside access off the B4028 between Pendock and Staunton.

**Lot 2** - The land benefits from roadside access at the junction between Mill Lane and the B4208 and a second road access from Mill Lane.

## SERVICES

The property is connected to mains electricity. Mains water is also supplied by way of a supply across 3<sup>rd</sup> party land. Foul drainage is by way of a private system. Heating and Hot Water are from an oil-fired rayburn (there is also an electric immersion for hot water). The property was connected to the telephone network and has potential access to superfast fibre broadband. **Should Lot 2 be sold separately then it will be sold with no right to the farm water connection and the purchaser of Lot 1 shall be required to disconnect the supply to Lot 2.**

## UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural uses or "personal equestrian" (non commercial) uses for a period of 30 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

## TENURE

The property is offered Freehold with Vacant Possession upon completion.

## COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE

Council Tax Band E & EPC Rating "F" (copy available on request)

## FIXTURES AND FITTINGS

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

## BOUNDARIES AND 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. The purchasers will be required to take on the liability for all boundaries. **Should the property be sold in separate Lots the boundary maintenance liability shall be indicated by the inward facing "T" marks.**

## 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.

## PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk) - Tel: 01684 862221.

## VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a booking on 01684 853400.

## METHOD OF SALE

The property is offered for sale by Private Treaty. **The property will be marketed for at least 6 weeks.** Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. **Should the property be sold in two lots then simultaneous exchange and completion of contracts for both Lots will be required.**

## ANTI MONEY LAUNDERING REGULATIONS

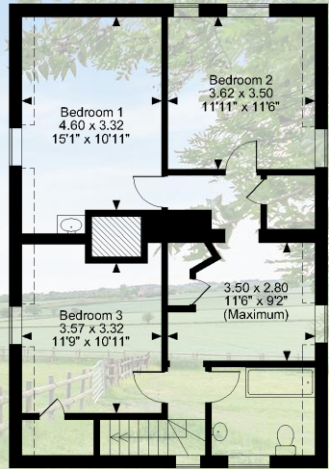
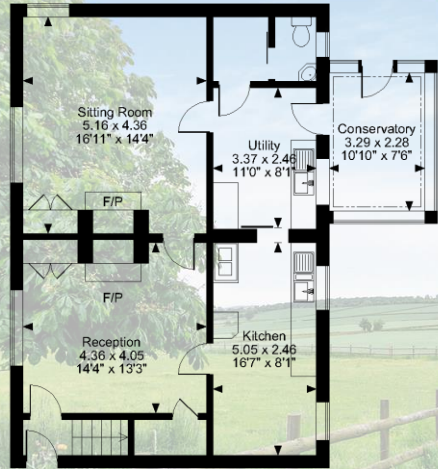
Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors.

## VENDOR'S SOLICITOR

Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.

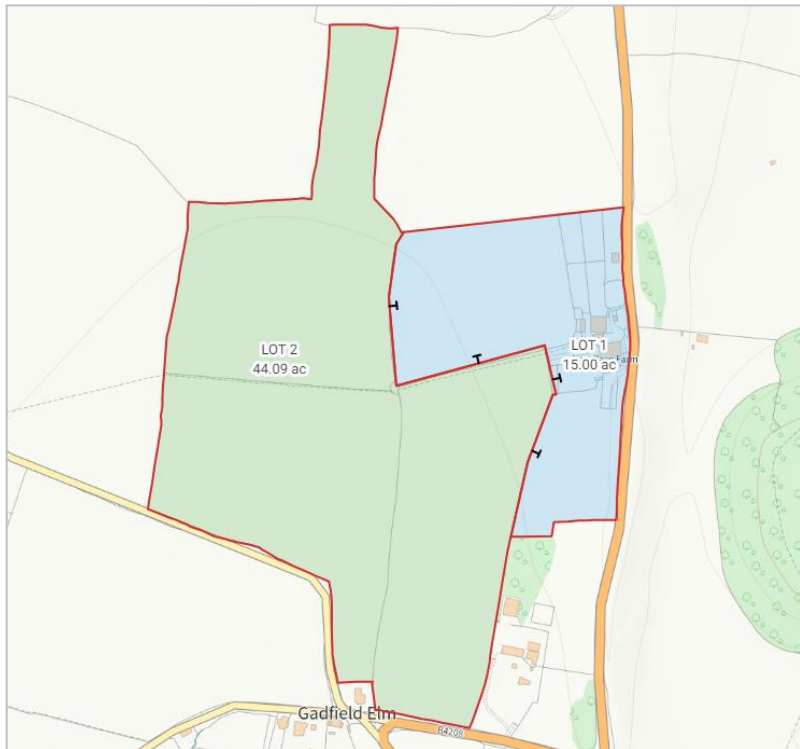


**New Barn Farm, Gloucester**  
 Approximate Gross Internal Area  
 1596 Sq Ft/148 Sq M

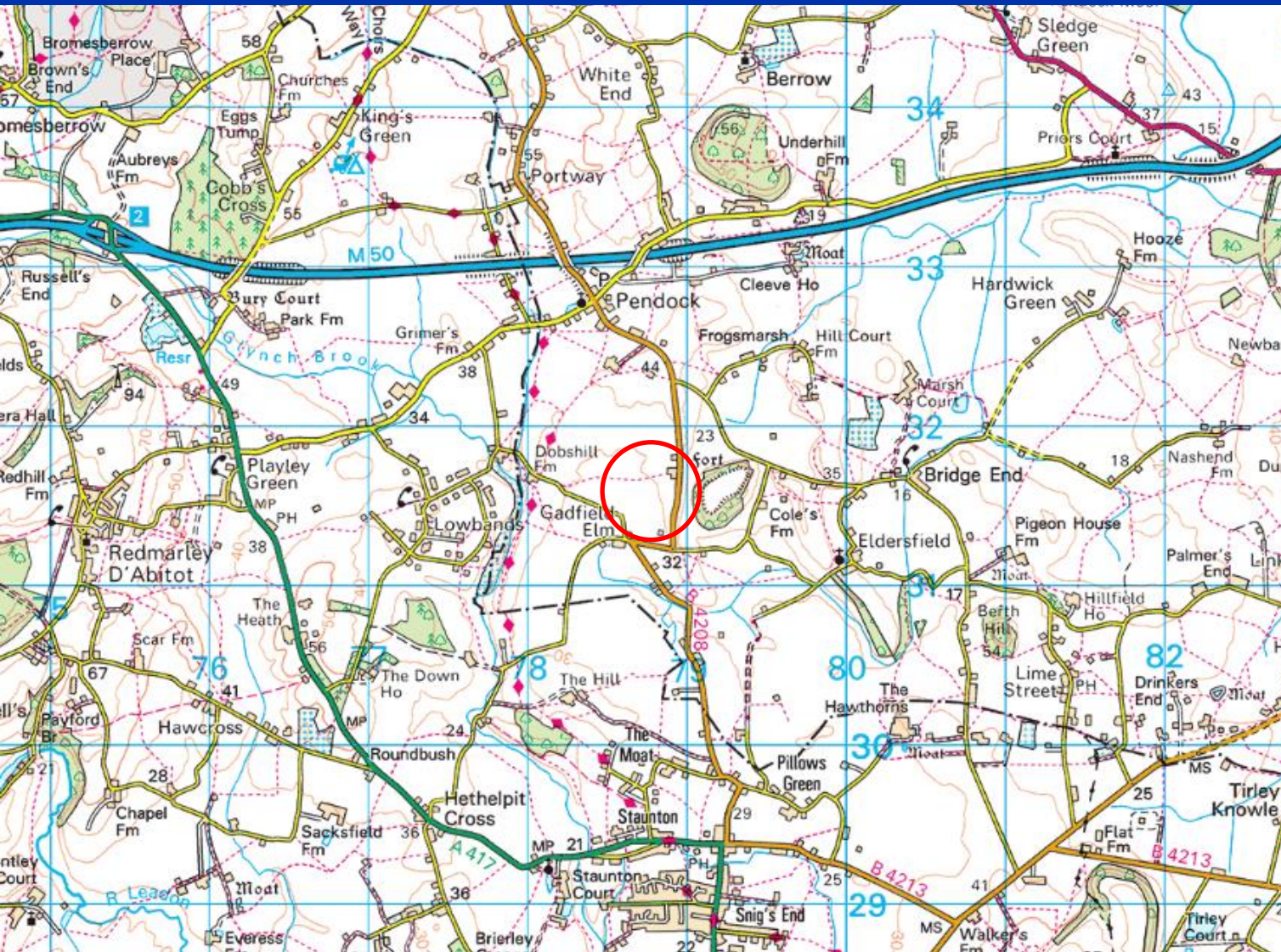


Ground Floor

First Floor







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**DIRECTIONS:**

**From Gloucester** – Head north on the A417 and continue approximately 8 miles until you reach the mini roundabout in the middle of the village of Staunton. Turn right and then immediately left after the mini roundabout onto the B4208 (signposted “Pendock” and “The Malverns”). Continue on the B4208 for a further 1 ¾ miles and the property is located on your left as indicated by the Agent’s “For Sale” board.

Postcode for Sat Nav: GL19 3PE  
What3Words: thunder.blockage.zoned

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. Details prepared July 2023.

