

Oakey Farm

Moreton Valence • Gloucestershire







Oakey Farm

Moreton Valence • Gloucestershire • GL2 7NF

Impressive Berkeley Vale Dairy Farm

Epney: 1.1 miles (1.8 km) • Gloucester: 8 miles (12.9 km)
M5 Junction 12: 2.9 miles (4.6 km) • Cheltenham: 15.7 miles (25.2 km) • Bristol: 30.5 miles (49.1 km)
Mainline train services to: London Paddington from Stonehouse (from 1 hr 38 minutes)

Grade II Listed Farmhouse in superb location and setting

Two further dwellings being Oak Cottage & Quercus

Extensive modern outbuildings, 50 point rotary parlour, covered collecting yard, livestock, feed and machinery housing, cubicle housing, silage clamp, slurry lagoon system with separator

Traditional outbuildings with development potential

Arable, pasture and woodland

50KW solar array

In all about 259 acres (104 hectares)

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned to the right of a solid yellow square.

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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT

SITUATION

Oakey Farm lies in a beautiful part of the Berkeley Vale, to the south west of Gloucester. The farm lies close to the villages of Moreton Valence and Epney with the eastern boundary of the farm bordering the well known Gloucester and Sharpness Canal.

The nearby village of Epney is a vibrant village with a well known pub. The villages of Frampton and Quedgeley provide local amenities including village shop, doctors surgery, hairdressers, pubs, supermarkets and primary and secondary schools. Further afield Cheltenham, Gloucester, Stroud and Bristol provide more extensive leisure, retail and cultural facilities.

Mainline railway services to London Paddington can be taken from Stonehouse (1hr 38 minutes). The nearest motorway connections can be made via the M5 Junction 12 (about 2.9 miles).

The area is well served by good nearby primary schools. Independent schools include Dean Close, Cheltenham Ladies College, Cheltenham College, Malvern College, Wycliffe and The Kings School, Gloucester. There is also a good range of grammar schools which include Sir Thomas Rich's School and The High School for Girls in Gloucester and Pate's Grammar School in Cheltenham.

Leisure activities in the area include a number of golf courses both locally and further afield. There are ample sporting opportunities in the area which include National Hunt Racing at Cheltenham and Premiership Rugby at Gloucester.

DESCRIPTION

Oakey Farm comprises an attractive Grade II listed farmhouse with a number of traditional buildings, two dwellings known as Oak Cottage and Quercus, an excellent dairy and range of modern farm buildings all set within 259 acres of the unspoilt Berkeley Vale.

Currently Oakey Farm is an excellent working dairy farm. The traditional buildings lend themselves to a variety of alternative uses to provide additional accommodation or income, whilst the buildings would readily convert to an equestrian use, subject to the usual planning constraints. The dairy and farming operation is located some distance from the main farmhouse and as a consequence Oakey Farm represents a rare opportunity to be able to purchase a high specification dairy to farm in hand or let out and provide substantial income.





OAKEY FARMHOUSE

The farmhouse is believed to date to the 15th Century with the additions having been remodelled and extended in various stages. The house provides attractive and spacious accommodation with ample opportunity to extend into either the annexe or the traditional farm buildings attached.

The exterior of the house is built in varying styles, the front facade of a light brick with stone window lintels under a slate roof whilst the rear elevation is built of stone. The wings are both brick elevations with one being under a slate roof, the other tiled. A notable exterior feature of the house is the large chimney stack thought to be 15th Century.

The interior of the house is full of character with a number of original features including chamfered beams in the majority of the principal rooms, of particular note is the cruck frame in the north wing of the house.

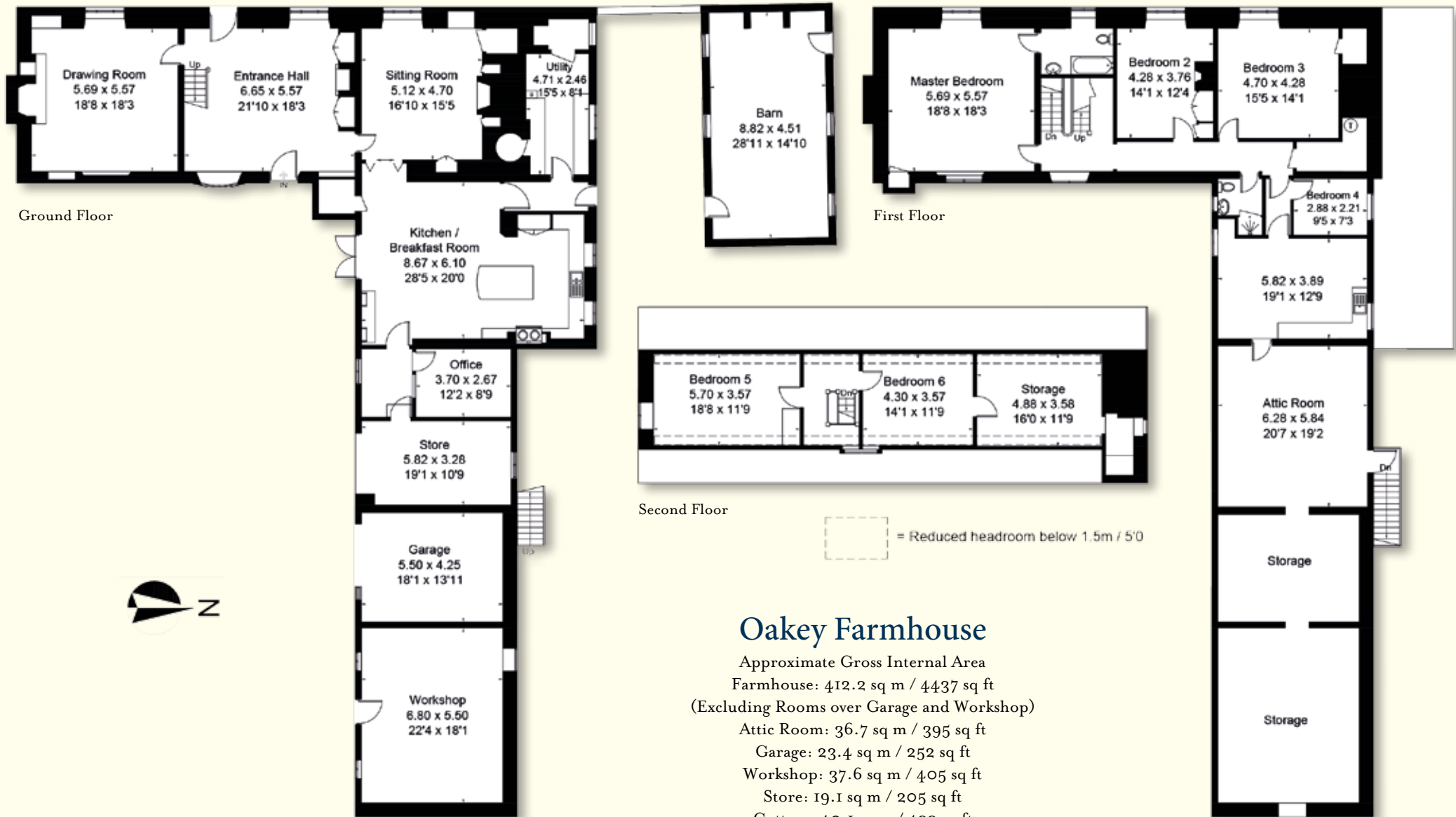
The front door opens to the large dining hall with a Parquet floor, wood burner and stairs to the first floor. From this hall is the drawing room with an unusual stone fire place and an arched stone doorway. From the opposite side of the hall is the sitting room with an open fire, currently used as a snug by the family, this leads to the north wing and the spacious kitchen/breakfast room with an oil fired Aga . The kitchen is broadly divided in two, one part surrounding the island and fitted with units whilst the other provides ample space for dining and relaxing, French doors open on to a courtyard. A rear hall leads to the utility room and a rear courtyard. A farm office and boot room are also next to the kitchen, beyond this is the traditional building providing useful storage space.

Upstairs the house comprises six bedrooms over two floors. The first floor comprises four substantial bedrooms and two family bathrooms. The master bedroom has an en suite bathroom and

the three principal bedrooms have lovely views over the Vale. The house is attached to the upper level of the traditional buildings at first floor level, which provides the opportunity to create further bedrooms or living accommodation. The second floor comprises two eaves bedrooms with further attic space.

The south wing comprises a two bedroom cottage; the ground floor with small porch leading to a kitchen and sitting room, the latter notable for its substantial stone fireplace. Upstairs there are two bedrooms and a bathroom. This cottage could be reincorporated into the farmhouse.

The gardens at Oakey surround the house on two sides and comprise lawns and herbaceous borders, the lawn to the front of the house overlooks the land and provides lovely views over the Berkeley Vale. Whilst to the south the lawns lead down to the pond. There are a number of small outhouses as well as a heated outdoor swimming pool.



Oakey Farmhouse

Approximate Gross Internal Area
 Farmhouse: 412.2 sq m / 4437 sq ft
 (Excluding Rooms over Garage and Workshop)
 Attic Room: 36.7 sq m / 395 sq ft
 Garage: 23.4 sq m / 252 sq ft
 Workshop: 37.6 sq m / 405 sq ft
 Store: 19.1 sq m / 205 sq ft
 Cottage: 40.1 sq m / 432 sq ft
 Total: 569.1 sq m / 6126 sq ft

For identification only - Not to scale



Quercus



The Barn



The Annexe

QUERCUS – FARM MANAGERS HOUSE

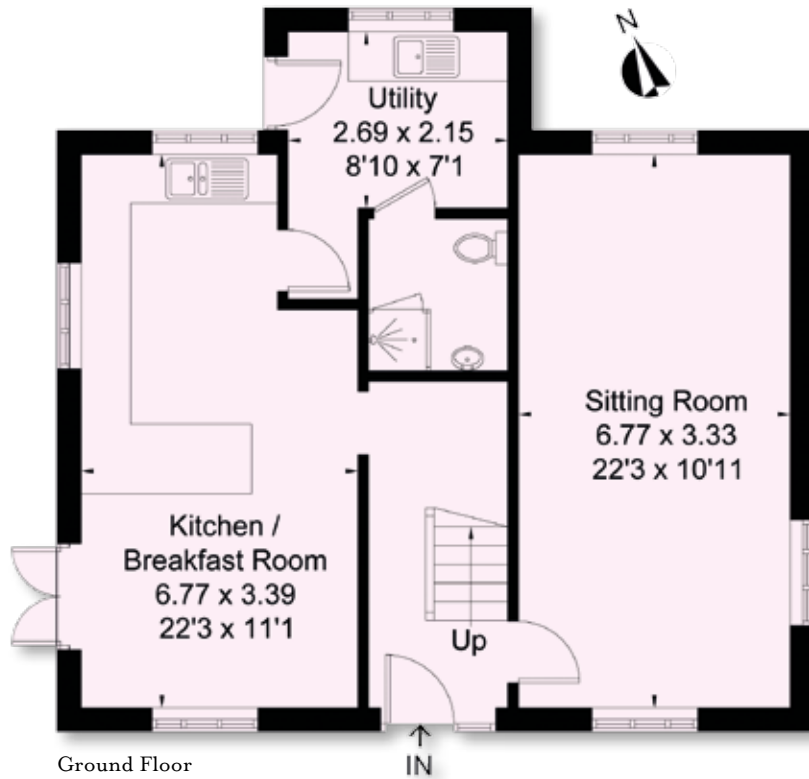
Set away from the farmhouse and within its own garden, Quercus is a four bedroom house with views over the surrounding fields and Gloucester and Sharpness Canal. The house is of brick and tile construction and is currently occupied by the farm manager on a occupancy licence. The house is subject to an Agricultural Occupancy Condition.

THE BARN

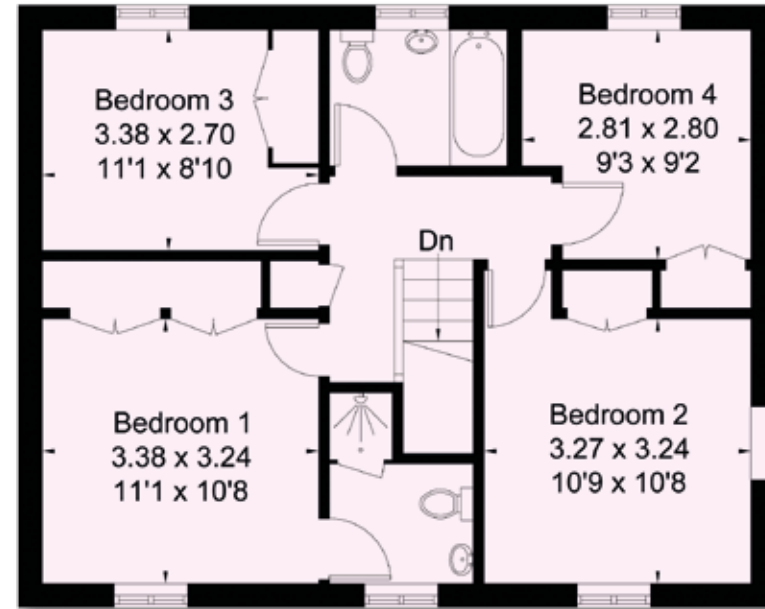
The Barn lies to the back of the farmhouse and is accessed across a flat stone yard. The building is of brick construction with a tile roof and is used for storage.

Quercus

Approximate Gross Internal Area
122.5 sq m / 1318 sq ft
For identification only - Not to scale



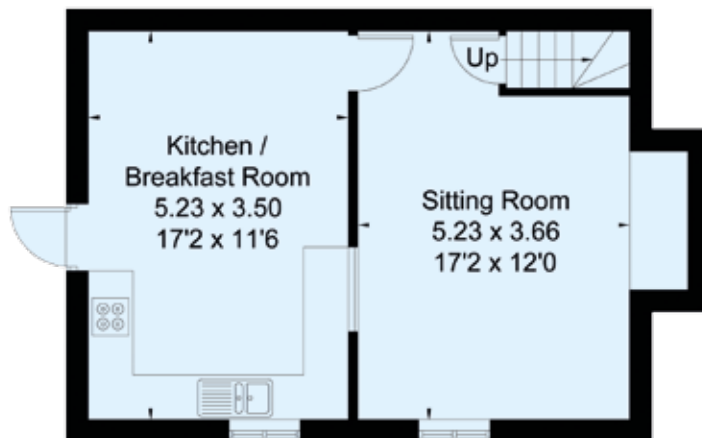
Ground Floor



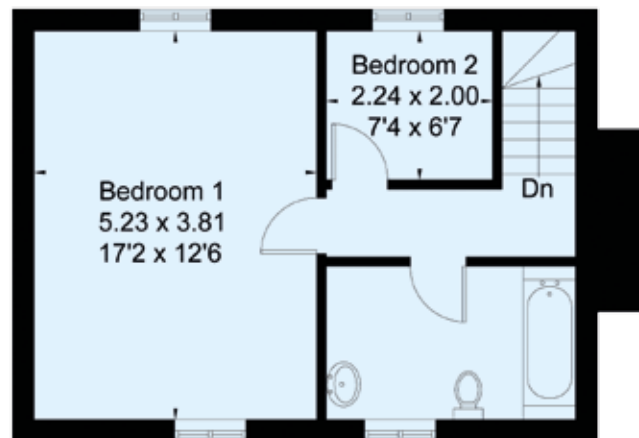
First Floor

The Annexe

Approximate Gross Internal Area
78 sq m / 839 sq ft
For identification only - Not to scale



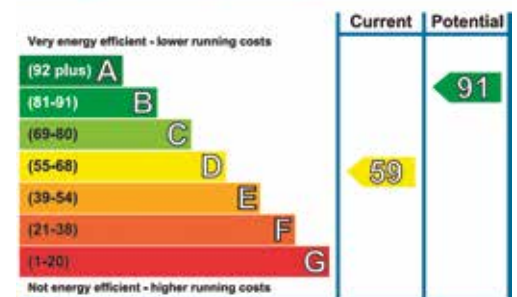
Ground Floor

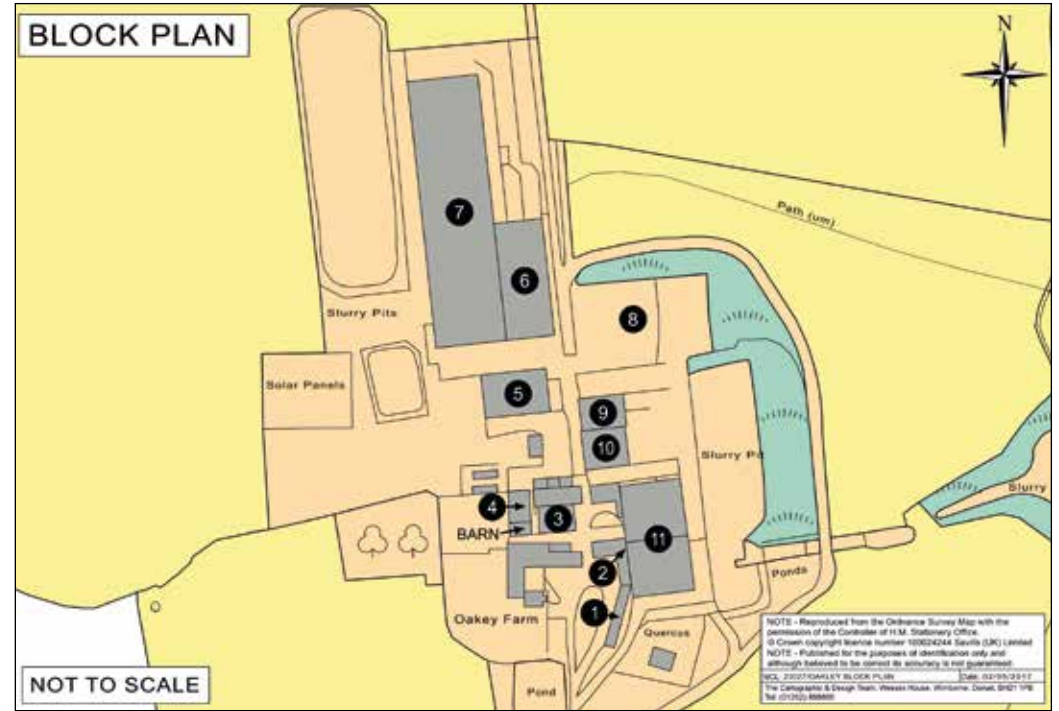


First Floor

Quercus

Energy Efficiency Rating





FARM BUILDINGS

There is a range of traditional stone/brick farm buildings set around a courtyard. The traditional buildings offer scope for conversion to alternative uses, subject to obtaining the necessary consents, with particular buildings lending themselves to other uses, including staff or guest accommodation or income generating uses such as holiday lets.

The buildings are laid out as shown on the block plan and comprise the following:

No.	Description	Construction
1	Traditional Calf Kennels	11 bay timber portal frame under a red tile roof which is part open fronted. Measures about 25m x 3.5m
2	Old Dairy	Timber portal frame with park brick and block construction. Measures about 3.5m x 3m
3	Feed Store	3 bay steel portal frame with cement fibre roof. This also has a timber portal frame extension with corrugated iron roof. Measures about 14.5m x 10m
4	Work Shop	3 bay steel portal frame with cement fibre roof and sliding door to the front. Measures about 12m x 8m
5	Covered Yard	4 bay steel portal frame with cement fibre roof with a steel portal frame lean-top which is open fronted with a concrete yard. Measures about 27m x 18m
6	Dairy	8 bay galvanised portal frame with cement fibre roof. Measures about 49m x 20m
7	Cubicle Shed	18 bay galvanised portal frame with cement fibre roof, central feed passage and automatic scraper. 110.5m x 29m
8	Silage Clamp	Clamp 1 part sleeper wall and concrete block, measure about 37m x 10m. Clamp 2 part earth and sleeper wall, measures about 35m x 56m
9	Covered Yard	4 bay steel portal frame with cement fibre roof with a feed slot down one side. Measures about 15.5m x 18m
10	Covered Yard	4 bay steel portal frame with cement fibre roof and open gable ends. Measures about 16m x 18m
11	Dry Cow Cubicle Shed with Feed Yard	Part steel portal frame/timber frame with part cement fibre roof/box roof. This also consists of cubicles and the old dairy parlour. Measures about 46.5m x 26m

THE DAIRY COMPLEX

The dairy complex is located in two adjoining clear span buildings. The first of these buildings contains the parlour, collecting yard and dairy whilst the second is a cubicle shed.

The parlour is a DeLaval 50 point rotary, with air wash and auto ID, whilst the collecting yard is divided into three; firstly the veterinary cubicle shed, secondly the collecting yard with automatic backing gate and thirdly the extensive race and cattle handling facilities. The dairy comprises a number of rooms that include housing for the 32,000 litre bulk tank, the plate coolers as well as plant room, staff room and WC together with a small workshop.

The cubicle shed is fitted for 360 cows and comprises two sides of cubicles separated by a central feed passage. The livestock barriers to the feed passages are fitted with multi yokes for ease of handling and the cubicle passages benefit from an automatic slurry scraping system scraping through slats to the collecting pool. This is linked to the slurry separator, located to the rear of building which draws directly from this. There is also a roof water harvesting and treatment system with an extensive slurry lagoon.

FARMLAND

The land extends to about 259.14 acres (104.87 hectares) which is currently split between the following land use:

- Arable and pasture 242.84 acres (98.26 hectares)
- Houses, buildings, woodland, ponds, tracks and miscellaneous 16.32 acres (6.6 hectares)

The arable land is farmed in-hand along with rented adjoining land. On the whole the arable fields are either accessed off the public highway or via the farm track.

The land has been farmed under an arable rotation which has included maize, winter wheat, grass leys and red clover mixes. The land is ring fenced with mature hedges and trees.

SOLAR PANELS AND SLURRY SEPERATOR

Near to the dairy there is a 50KW ground mounted solar array. The array provides power to the dairy and is also registered for the Feed in Tariff with an average over the last 4 years of approx £15,000 per annum.

The slurry separator is excluded from the sale, however is available to purchase, subject to further negotiation.



GENERAL REMARKS AND STIPULATIONS

Method of sale and Tenure

Oakey Farm is offered for sale by private treaty with vacant possession on completion.

Services

All residential dwellings are serviced by mains water, electricity, private drainage and oil fired central heating.

Farm Buildings: 3 phase mains electricity and water.

The farm has an obligation to supply water to Oakey Farm Cottage on the farm drive, which is not owned.

Energy Performance Certificate

Oakey Farmhouse – EPC Exempt

Annexe – EPC Exempt

Quercus – D

Local Authorities

Stroud District Council – Tel: 01453 766321

Gloucestershire County Council – Tel. 01452 425000

Council Tax Band

Oakey Farmhouse: Band E - £1,968.61

Annexe: Band A - £1,073.78

Quercus: Band C - £1,431.72

Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities direct to Stroud District Council.

Sporting

The sporting rights are included in the sale of the freehold.

Minerals

The mineral rights are included in the sale of the freehold of the property in so far as they are owned.

Basic Payment Scheme (BPS)

It is the intention of the Vendor that the BPS relating to the land are transferred to the Purchaser(s) on the completion of the sale. For the avoidance of doubt, the Vendor will make the 2017 claim and receive the 2017 payment. The purchaser will be obliged to

comply by the terms of the BPS and will indemnify the Vendor for any breaches occurring. The Purchaser(s) will contribute a cost of £400 plus VAT to the Vendor Agent for this transfer to be carried out.

Ingoing Tenant Right

The purchaser shall, in addition to the purchase price, take over and pay for the following items of tenant right:

- Hay and straw at market value;
- Growing crops and other tillages, post harvest sprays and other acts of husbandry to include costs of all cultivations, chemicals and fertilizers at cost or in accordance with CAAV costings (whichever is greater).
- Enhancement will be charged on all crops at a rate of £20 per acre per month from sowing date to completion;
- Grass leys at face value or cost (whichever is greater);
- Consumables and all other stores including feed stuffs, seed, fertilizers and fuel, including domestic oil at cost;
- RMVs and UMs will be charged at £20 per acre.

Ingoing Tenant Right values to be agreed and paid on the date of completion. VAT will be payable where applicable.

Holdover

Holdover may be required for growing crops and the storage of crops in the farm buildings from the date of the maize harvest.

Soils

According to the Soil Survey of England and Wales, the soils are predominantly of the Evesham 2 and New Church 2 Soil Series. Evesham 2 are slowly permeable fine loamy over clayey soils and New Church 2 are deep stoneless mainly clayey soils, both are suited to growing cereals and grassland. According to the Agricultural Land Classification the land is identified as being predominantly Grade 3.

Designations

Oakey Farmhouse is Grade II Listed. Listing Entry: 1303670

The whole property does not lie within a Nitrate Vulnerable Zone (NVZ)

Wayleaves, Easements and Rights of Way

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

A footpath crosses the property, as indicated on the sale plan.

Water Extraction

Oakey Farm extracts wash down water from the Gloucester and Sharpness Canal.

Fixture and Fittings

Those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings are expressly excluded. Certain such items maybe available by separate negotiation. It is the intention of the Vendor to sell the parlour equipment. Further information should be obtained from the Vendor's Agent.

Viewing

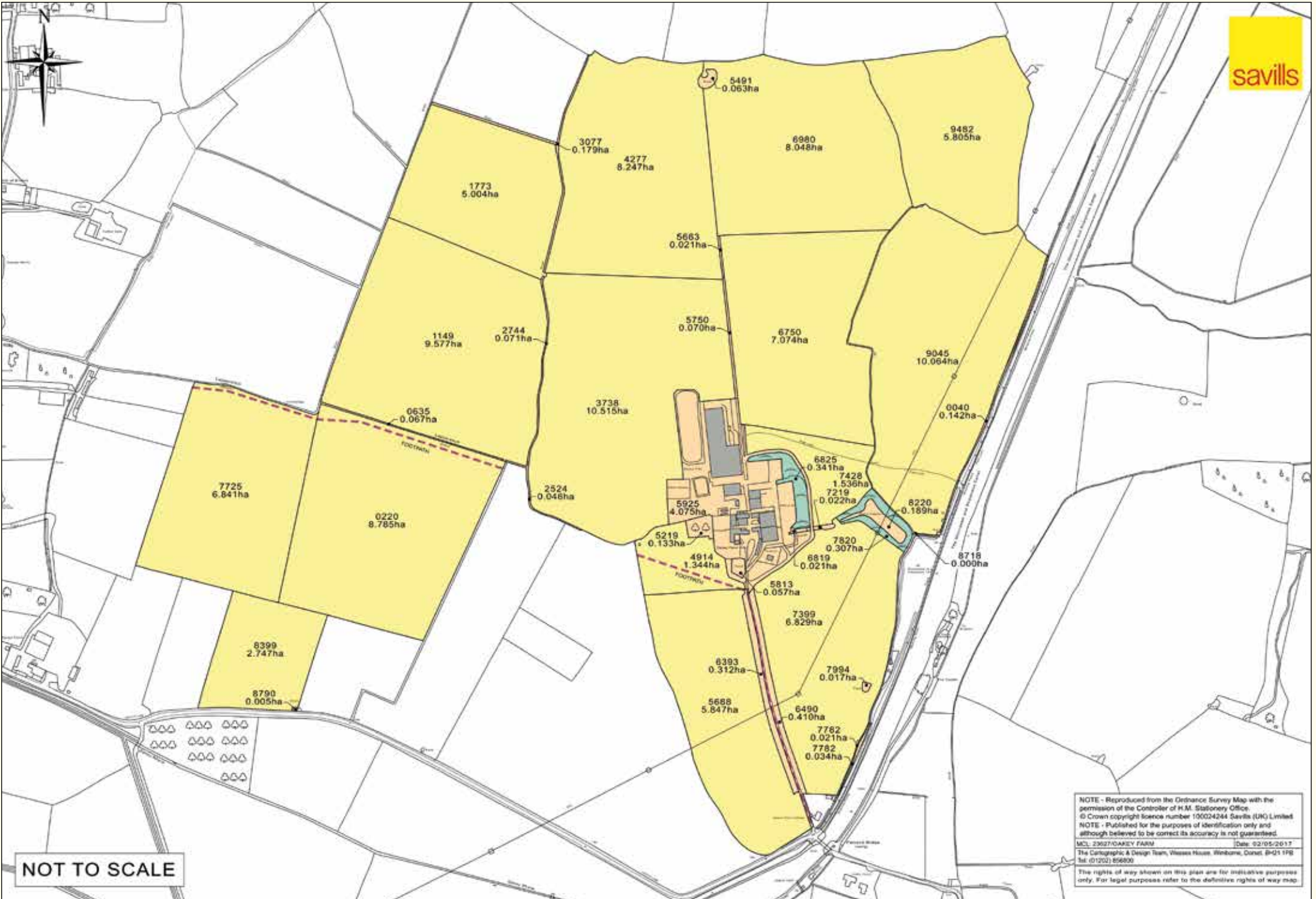
By appointment with Savills or Bruton Knowles. Prior to making an appointment to view the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills or Bruton Knowles staff who has seen the property in order that you do not make a wasted journey.

Directions (GL2 7NF)

From Junction 12 of the M5 take the B4008 towards Gloucester and at the roundabout take the first exit on to the A38 towards Putloe/Whitminster. After 1.3 miles take the turning on the right hand side towards Epney. Continue along this road to the canal bridge. On crossing the canal bridge turn immediately right as signed Oakey Farm.

Important Notice Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photography taken March 2016 & April 2017. Details prepared May 2017. RJB/OXR170009.



NOT TO SCALE

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MCL: 23627/0AKLEY FARM Date: 02/05/2017
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