

**Date:** Date as postmarked  
**Our ref:** BIC/RL/516966

**Property Consultants**

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**SUBJECT TO CONTRACT**

Dear Sir/Madam

**Dutchcombe Farm, Painswick, Gloucestershire, GL6 6SG**

Thank you for your enquiry with regard to the above property and we take the opportunity of enclosing a set of the Particulars of Sale. The guide price for the whole is £4,054,000 or in 10 lots as follows:

<b>Lot 1</b>	3,000 sq ft 5 bedroom Cotswold stone house (under construction) with 36.23 acres	Guide Price: £3,000,000
<b>Lot 2</b>	7.65 acres of pasture land	Guide Price: £77,000
<b>Lot 3</b>	Stone barn in 0.47 acre (without planning)	Guide Price: £250,000 (offers are invited with/without overage clause)
<b>Lot 4</b>	5.91 acres to the rear of the derelict barn	Guide Price: £60,000
<b>Lot 5</b>	8.72 acres to the west of the derelict barn	Guide Price: £87,000
<b>Lot 6</b>	4.23 acres with agricultural barn and stables	Guide Price: £170,000 (offers are invited with/without overage clause)
<b>Lot 7</b>	27.98 acres of pasture and woodland	Guide Price: £180,000
<b>Lot 8</b>	3.58 acres of woodland/quarry	Guide Price: £40,000
<b>Lot 9</b>	9.92 acres of pasture land	Guide Price: £100,000
<b>Lot 10</b>	9.07 acres of pasture land	Guide Price: £90,000

Prospective purchasers are asked to contact the offices of Bruton Knowles to make an appointment to view.

Should you have any further queries with regard to the property, please do not hesitate to contact Ben Compton of this office.

Yours faithfully



**Ben Compton - MRICS FAAV**  
Associate



Dutchcombe Farm  
Painswick, Gloucestershire, GL6 6SG



# Dutchcombe Farm, Painswick

A very rare opportunity to purchase a new house with land and buildings in the Painswick valley

## Approximate distances

- **Stroud – 3 miles**
- **Cheltenham – 10 miles**
- **Gloucester – 7 miles**
- **Cirencester – 12 miles**
- **London – 95 miles**
- **M5 (J11A) – 6 miles**

## LOCATION

Dutchcombe Farm is located in the picturesque Painswick valley on a north west facing slope, with magnificent views across to the village and the surrounding Cotswolds AONB countryside. The farm is surrounded by open countryside and is accessed via a long private farm road but has good links to Cheltenham and Cirencester via the A46 and A417 and Bristol and Birmingham via J11A of the M5 motorway. Nearby railway stations include Stroud, Cheltenham and Gloucester with London Paddington taking 90 minutes from Stroud.

## DESCRIPTION

Dutchcombe Farm extends to approximately 113.71 acres (46.02 ha) of pasture and woodland and will include a new 3,000 sq ft Cotswold stone farmhouse (under construction, to be completed in 2018), an agricultural building, stable block with four loose boxes, two abandoned Cotswold stone cottages, a Cotswold stone barn all with potential for alternative uses subject to obtaining the necessary planning permissions.

## LOT 1

### Dutchcombe Farmhouse and 36.23 acres

Planning was granted in January 2017 to replace the original fire damaged farmhouse with a new 3,000 sq ft, five bedroom Cotswold stone house, which will be built to an exacting standard by the highly regarded local house builders Chappell and Dix Ltd. The house will comprise on the ground floor: entrance hall, study, sitting room with fireplace and wood burning stove, open plan kitchen/dining room, with French doors to a patio area with outstanding views towards Painswick, utility room with wc. The first floor will include a master bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. On the second floor, there will be a further two bedrooms with a bathroom. The purchaser will have the opportunity to have input into the final finishes in the farmhouse. Heating and hot water will be via a new ground source heat pump. Drainage will be to a new septic tank; LPG gas for the range cooker; and mains power and water.

The land, shaded pink on the sales plan, is predominantly permanent pasture with some woodland areas. The house is located centrally in its own land at the end of the private drive, which is accessed via a public right of way off Yokehouse Lane. There are no public footpaths crossing Lot 1. There are also two abandoned stone cottages on the land, one is within 50 metres of the farmhouse and could be renovated to provide additional accommodation subject to planning.

**Note:** An area edged red on the sale plan is owned by a third party with a right of access down the farm drive.

## LOT 2

### 7.65 acres

An attractive gently sloping parcel of permanent pasture bounded by mature hedges and trees. Access is via the public right of way off Yokehouse Lane. Water is available nearby but any purchaser would need to make their own enquiries.

## LOT 3

### Cotswold Stone Barn in 0.47 acre

A stone barn with no planning consent but with access off Yokehouse Lane and set in a plot extending to approximately 0.47 acre. The barn has potential to be converted to alternative uses subject to obtaining the necessary planning consents. There is a public footpath that runs along the eastern side of the plot. Offers can be submitted either with or without a development overage clause. Water is available nearby but any purchaser would need to make their own enquiries.

## LOT 4

### 5.91 acres

Three parcels of sloping permanent pasture bounded by mature hedges and trees extending in all to approximately 5.91 acres. Water is available nearby but any purchaser would need to make their own enquiries. Access is via a right of way over Lot 5 off Yokehouse Lane marked with a brown dotted line on the sale plan.





3D CGI Image





#### **LOT 5**

##### **8.72 acres**

A single parcel of permanent pasture with access off Yokehouse Lane extending to 8.72 acres.

#### **LOT 6**

##### **Stables and agricultural barn in 4.23 acres**

A steel frame agricultural barn with a stable yard comprising of four loose boxes and a gently sloping pasture field with views towards Painswick extending in all to approximately 4.23 acres.

#### **LOT 7**

##### **Pasture and woodland 27.98 acres**

A parcel of pasture land and woodland extending to approximately 27.98 acres with access via a public right of way from Slad at the top of Folly Lane and over third party land via the route marked brown on the sale plan.

#### **LOT 8**

##### **Woodland and disused quarry 3.58 acres**

An attractive block of north facing woodland and a disused quarry with views towards Painswick. Access to the woodland is via the route marked brown on the sale plan off Yokehouse Lane.

#### **LOT 9**

##### **9.92 acres**

A parcel of permanent pasture with access off Stepping Stone Lane extending to 9.92 acres.

#### **LOT 10**

##### **9.07 acres**

A gently sloping parcel of permanent pasture with access off Stepping Stone Lane extending to 9.07 acres.

#### **SERVICES**

Lot 1: We are advised that mains water and electricity will be connected to the new house and drainage will be by way of a new septic tank. Lots 2 – 10 the purchaser(s) will need to make their own enquiries and arrangements with regard to services.

#### **TENURE**

For sale freehold with vacant possession upon completion.

#### **BASIC FARM PAYMENT**

Where possible the appropriate number of Basic Payment Scheme Entitlements will be included in the sale price (excluding any VAT) and transferred to the purchaser of the respective lots. Please note there is a charge of £250 + VAT payable by the purchaser to the selling agent for each entitlement transfer.

#### **ENVIRONMENTAL STEWARDSHIP**

The farm is entered into an Entry Level Stewardship agreement until 1<sup>st</sup> September 2019. If sold as a whole the purchaser(s) will be expected to take over the agreement.

#### **FIXTURES AND FITTINGS**

Only those items expressly referred to in the sale particulars are included within the sale.

#### **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

There are various rights of way which affect the property. The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

#### **COUNCIL TAX**

Dutchcombe Farmhouse – Band E

#### **LOCAL AUTHORITY**

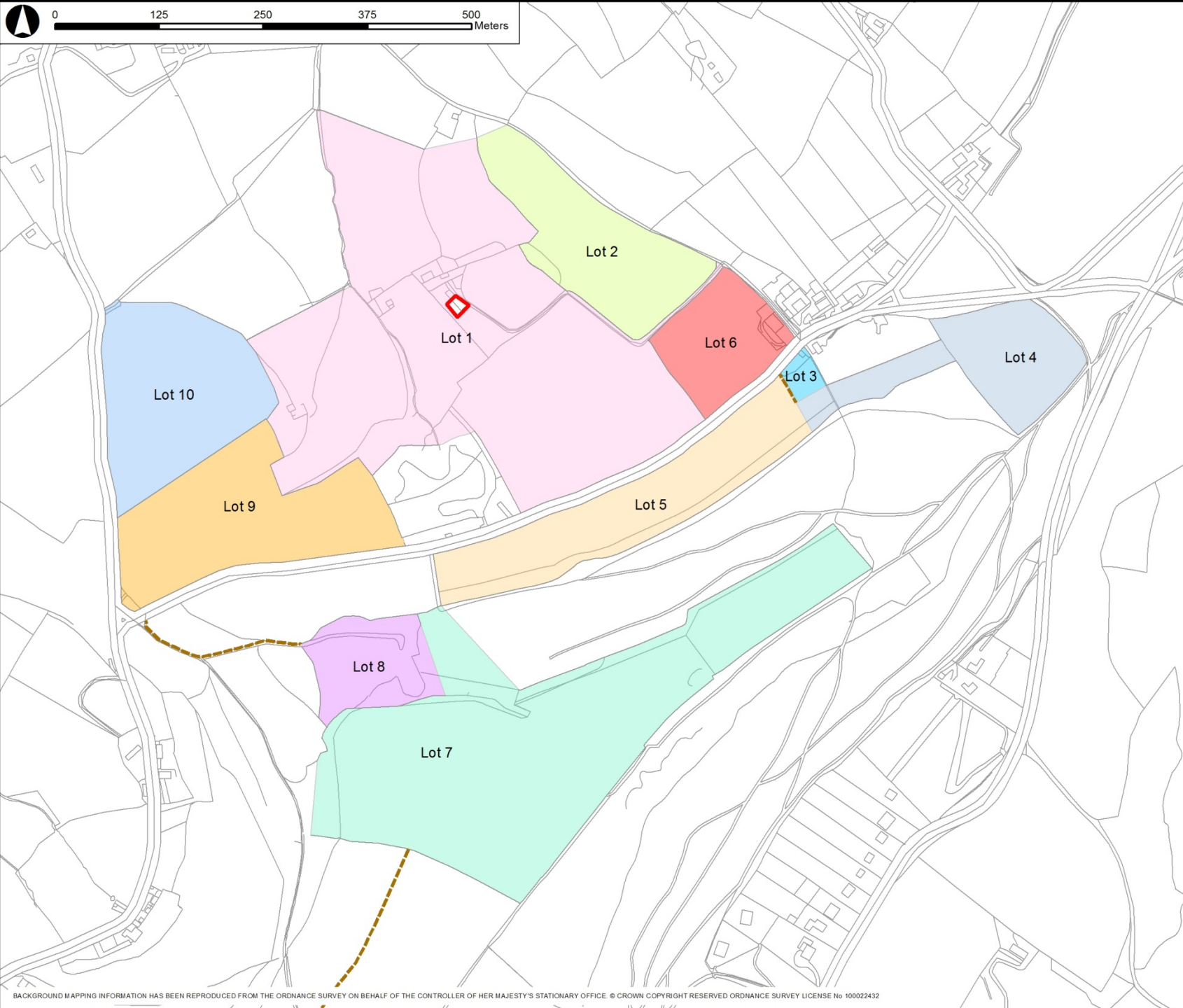
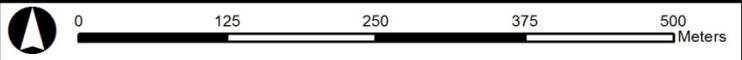
Stroud District Council

#### **VIEWINGS**

Strictly by appointment with the sole selling agents Bruton Knowles. Contact: Ben Compton 01452 880 180 [ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)

#### **OVERAGE**

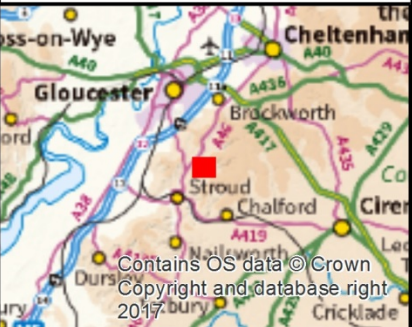
For lots 3 and 6 offers can be put forward either with or without an overage clause. Terms or any overage clause should be submitted with any offer.



Title: Dutchcombe Farm  
Painswick, Gloucestershire

Ref. No: 516966 Plan: 1 of 1

Overview



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**Legend**

- PathAccess
- ExcludedLand
- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6
- Lot 7
- Lot 8
- Lot 9
- Lot 10

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Metre

Grid Reference  
Easting: 386863  
Northing: 208739

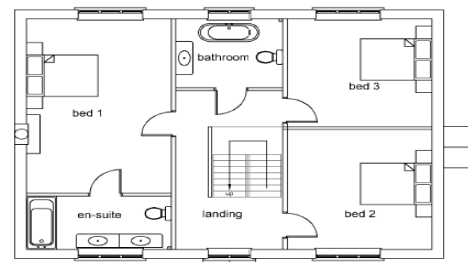
Version history:

Version	Date	Remarks	Author	Checked
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1.1	30/08/2017	Published	AB	BC
1.0	14/08/2017	Published	AB	BC

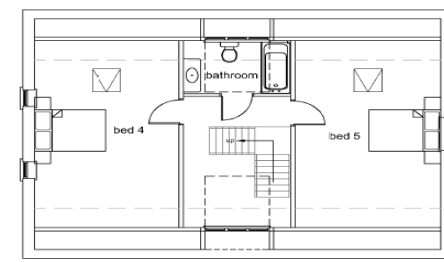
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Notes  
This drawing is scaled at paper size A4, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.

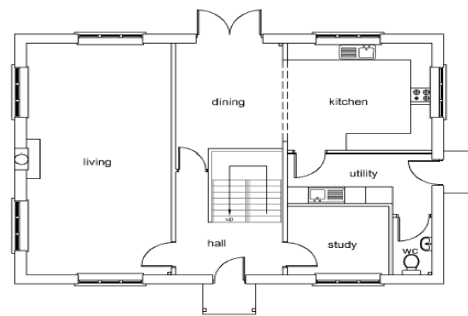




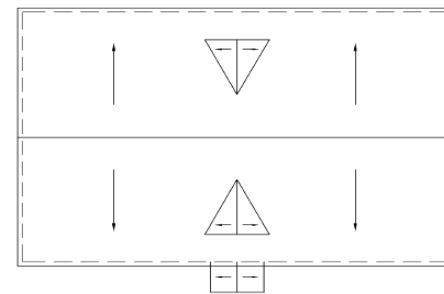
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



ROOF PLAN

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