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BK Bruton Knowles

est.1862

Property Consultants

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SUBJECT TO CONTRACT

Dear Sir/Madam

Wades Farm, The Vatch, Slad, Stroud, Gloucestershire, GL6 7JU

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 £1,400,000 or in 4 lots as follows:

Lot 1	House, buildings and 10.71 acres	Guide Price: £900,000
Lot 2	Potential building plot and 9.45 acres	Guide Price: £200,000 with or without an overage clause
Lot 3	Derelict Mill and 13.49 acres	Guide Price: £180,000 with or without an overage clause
Lot 4	13.77 acres pasture land	Guide Price: £120,000 with or without an overage clause

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



Wades Farm
The Vatch, Slad, Stroud, GL6 7JU

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Wades Farm, The Vatch, Slad, Stroud

A rare opportunity to purchase a farmhouse with land and buildings in the Slad valley

Approximate distances

- **Stroud – 1.5 miles**
- **Cheltenham – 11 miles**
- **Gloucester – 10 miles**
- **Cirencester – 10 miles**
- **London – 95 miles**
- **M5 (J13) – 5.5 miles**

LOCATION

Wades Farm is located in the picturesque Slad valley on the east facing slope, with magnificent views up the valley towards Slad taking in the surrounding Cotswolds AONB countryside. The farm is surrounded by open countryside and is accessed via a private farm track off the B4070 Stroud to Slad road. Stroud, Cirencester, Gloucester and Cheltenham are all nearby with Bristol and Birmingham accessed via J13 of the M5 motorway. Nearby railway stations include Stroud, Cheltenham and Gloucester with London Paddington taking 90 minutes from Stroud.

DESCRIPTION

Wades Farm comprises a detached five bedroom Grade II listed Cotswold stone farmhouse in need of complete refurbishment and modernisation together with a range of traditional and modern farm buildings and an abandoned Mill building all of which may (subject to the necessary planning consents) be capable of conversion to alternative uses, permanent pasture and woodland. The whole extends to approximately 47.43 acres (19.19 ha).

LOT 1

Wades Farmhouse, buildings 10.71 acres

Wades farmhouse is a Grade II listed five bedroom Cotswold stone property extending to approximately 3,445 square feet. The house is in need of complete refurbishment and modernisation and comprises on the ground floor: entrance hall, sitting room with fireplace, dining room with fireplace, kitchen, bathroom with bath and basin, rear corridor with wc, coal store, greenhouse, utility room, dairy and store room, playroom and a bathroom with a small workshop accessed from the farmyard. The first floor comprises three double bedrooms, a single bedroom and a shower room. On the second floor, there is a fifth bedroom with attic space beyond that could provide additional accommodation. There is also a cellar that is accessed from the outside and is a similar size as the sitting room. Outside there is a garden directly in front of the farmhouse and a flat grass tennis court size area to the rear.

The Buildings

Adjoining the farmhouse is a range of modern and traditional farm buildings and a stable block with garaging. There is potential to convert these buildings to alternative uses subject to obtaining the necessary planning consents. The total area of buildings comes to approximately 5,500 square feet including the traditional barns which measure approximately 764 square feet.

The Land and woodland

The land and woodland extends to approximately 10 acres and surrounds the house and buildings. The land is all in permanent pasture and is mainly on east facing slopes.

LOT 2

9.45 acres

An attractive gently sloping parcel of permanent pasture bounded by mature hedges and trees. Access is via Vatch View where there is a potential in-fill building plot (subject to planning). Water is available but any purchaser would need to make their own enquiries and arrangements to separate the supply.

LOT 3

Derelict Mill and 13.49 acres

A Cotswold stone Mill building with no planning consent but with access off the B4070 and set in its own land which extends to approximately 13.49 acres of permanent pasture either side of the Slad Brook. The Mill has potential to be converted to alternative uses subject to obtaining the necessary planning consents. Offers can be submitted either with or without a development uplift clause. Mains gas is available and water is available nearby but any purchaser would need to make their own enquiries.

LOT 4

13.77 acres

Two parcels of sloping permanent pasture bounded by mature hedges and trees extending in all to approximately 13.77 acres. Water is available nearby but any purchaser would need to make their own enquiries. Access is off Slad Lane.



SERVICES

Lot 1: We are advised that mains water and electricity are connected, mains gas is available and drainage is to a septic tank. Lots 2 – 4 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.



VIEWINGS

Strictly by appointment with the sole selling agents Bruton Knowles.

Ben Compton
01452 880 180
ben.compton@brutonknowles.co.uk

OVERAGE

For lots 2, 3 and 4 offers can be put forward either with or without an overage clause. Terms of any overage clause should be submitted with your offer.

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

Wades Farmhouse – Band E

LOCAL AUTHORITY

Stroud District Council



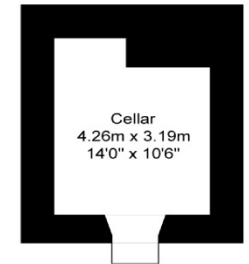
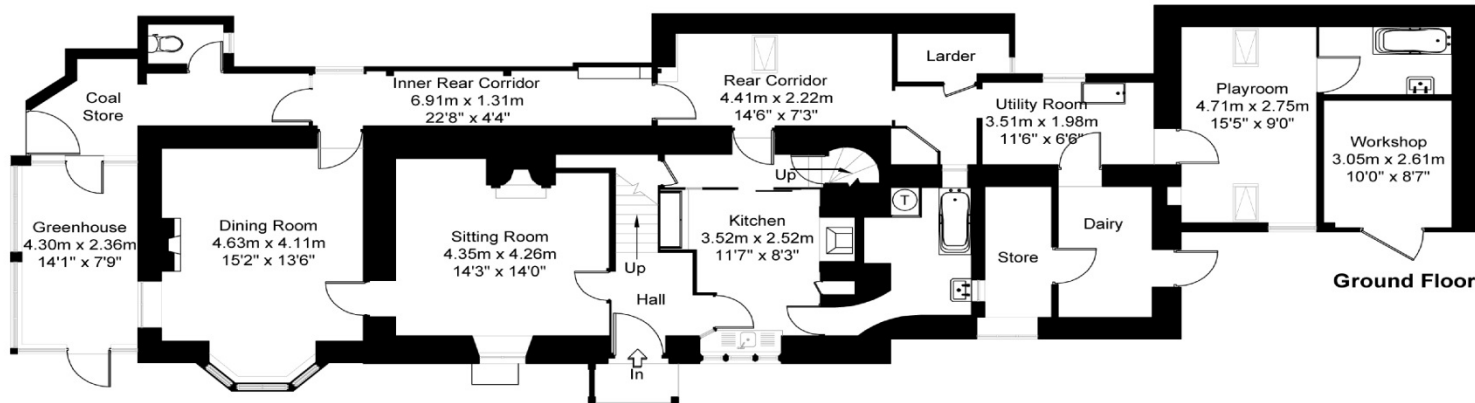
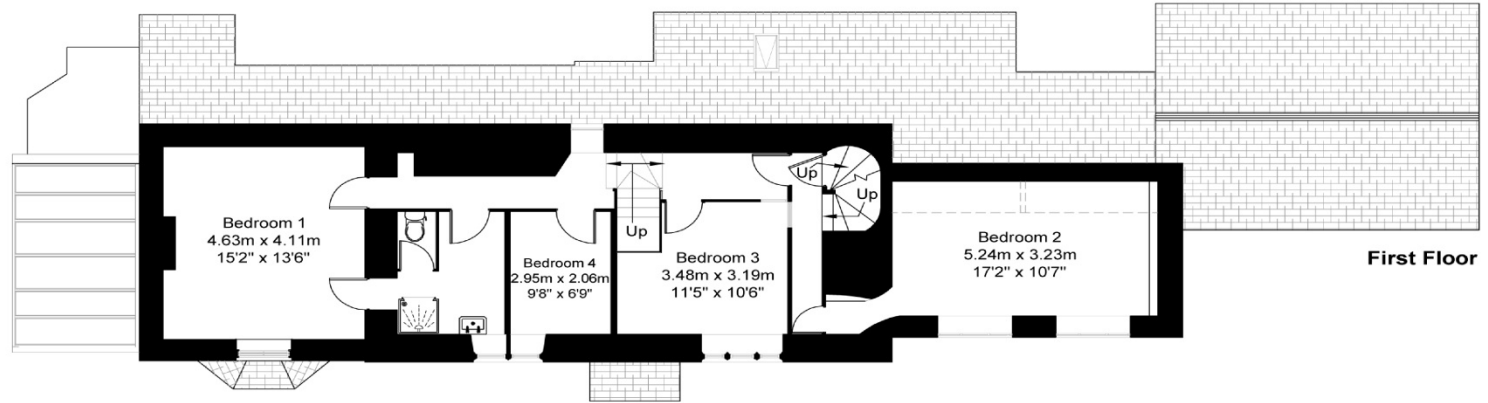
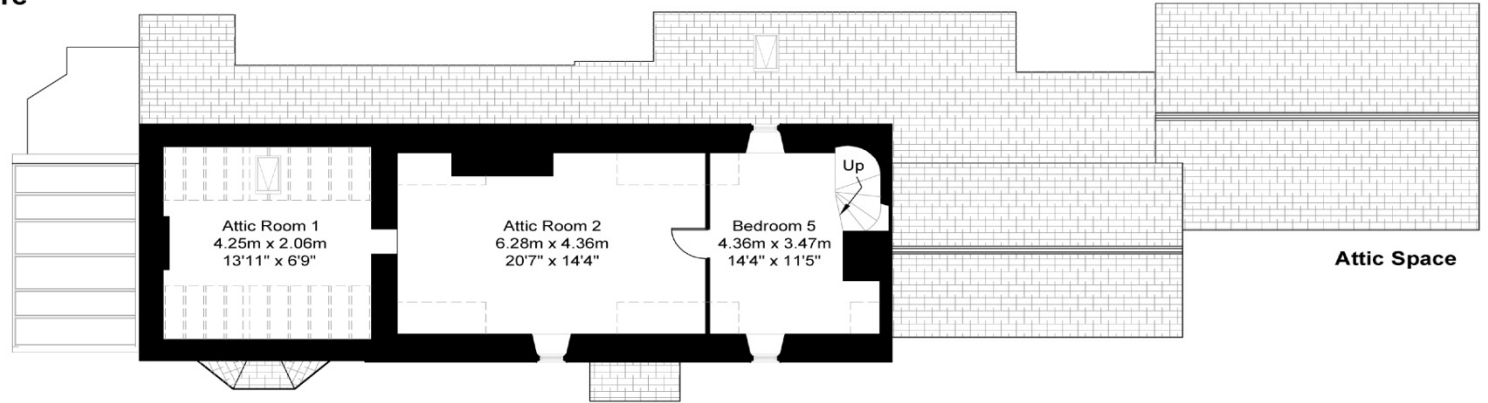
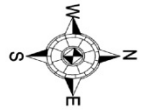
Wades Farm, Slad Road, Gloucestershire

Gross Internal Floor Area Approx :-
 House 244 sq metres / 2627 sq feet
 Attic Space 64 sq metres / 689 sq feet
 Cellar 12 sq metres / 129 sq feet
 Workshop 8 sq metres / 86 sq feet
 Greenhouse 10 sq metres / 107 sq feet

Total 338 sq metres / 3638 sq feet

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 07890 327 241
 Job No SP1344
 This plan is for identification
 purposes only. Not to scale.

 =Reduced Headroom 1.5m / 5'



Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.