

Date: Date as Postmark
Our ref: MRP/RL/517790
Your ref:

Property Consultants

Olympus House, Olympus Park
Quedgeley, Gloucester GL2 4NF
T 01452 880184
E matthew.peters@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

SUBJECT TO CONTRACT

Dear Sir/Madam

Cotshill Farm, Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

Following your recent enquiry, I take the opportunity of enclosing our particulars of sale of Cotshill Farm which I hope you find interesting.

The guide price for the property is £950,000 for the property as a whole but should you require less land then this is an option.

Should you wish to view the property then please do not hesitate to get in touch with me and I will make the necessary arrangements.

Kind regards

Yours faithfully



M R Peters FRICS FAAV REV
Partner
For and on behalf of Bruton Knowles



Cotshill Farm

Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT



Cotshill Farm

Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4LY

Matthew Peters 01452 880000
matthew.peters@brutonknowles.co.uk

LOCATION

Cotshill Farm is located in West Gloucestershire being accessed via Lower Ley Lane, the council maintained road which leads to Walmore Common. The A48 Gloucester to Chepstow trunk road lies within 1 mile which gives access to the M5 at Gloucester or the M4 at Chepstow. Cotshill Farm is set in a very rural location but affords ease of access to all major centres via a good local road network.

DESCRIPTION

Cotshill Farm extends to approximately 12.95 hectares (32 acres) or thereabouts and comprises a detached five bedroom, five bathroom farmhouse set in an elevated position affording superb views over the surrounding countryside. The farmhouse which is set in mature gardens and grounds is approached via a long hard drive affording a good deal of privacy. Cotshill Farm adjoins Walmore Common and has the benefit of ancient Commons Rights to graze two animals.

Cotshill Farm

The detached house is constructed of stone, brick and concrete block render under a tiled roof having the benefit of oak framed double glazed windows and doors. The house has been extended over the years to form an extremely attractive family home having a total area of some 3,066 sq ft (285 sq m). An added feature of the farmhouse is the wealth of traditional features especially ceiling beams, stone spiral staircase and exposed roof trusses. The property benefits from oil fired central heating and the four oven Aga in the kitchen.

The gardens incorporating both lawns with flowering borders together with an excellent vegetable plot lie close by to the house together with the elevated barbeque area. Situated below the house is the fenced chicken run together with feature pond providing for a wildlife habitat.

FARM BUILDINGS

The farm buildings are both traditional and modern in nature

and afford the opportunity to convert to alternative uses subject to the necessary planning consents being obtained or to run a small agricultural holding on a farm which is renowned for growing abundant grass crops and are set in two distinct blocks.

The farm buildings that lie below the farmhouse have their own separate road access and comprise

A four bay steel framed open fronted yard with concrete block walls, concrete floor under corrugated asbestos cement roof. There may well be the opportunity of converting this building to other uses subject to the necessary planning consents being obtained.

Situated adjacent to this building is a former silage clamp.

UPPER FARM BUILDINGS

The upper farm buildings briefly comprise:

- A five bay steel framed barn with part Yorkshire Bordering, part concrete block walls with concrete floor under corrugated asbestos cement roof.
- A four bay steel framed pole barn with concrete floor under corrugated asbestos cement roof.
- The modern artist studio which is fully insulated is constructed of block timber under a flat roof with double glazing windows and sliding doors with balcony, with a workshop and storage under.
- A traditional brick under tiled barn providing for three stables.

FIXTURES AND FITTINGS

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

There may be an opportunity for a prospective purchaser to acquire garden ornaments or other items situated around the farmhouse should they so wish.

THE LAND

The land is mainly level in nature but rises to a trig point above the house of some 40 metres or thereabouts. The land is predominately of traditional permanent pasture providing for abundant grass crops throughout the year. A small traditional orchard is situated on the land providing for fruit.

Part of the land is susceptible to flooding at certain times of the year. The land has the benefit of mains water connected to the majority of the enclosures with separate access to Walmore Common.

The total area extends to some 12.95 hectares (32 acres) or thereabouts. Less land is available should a prospective purchase so wish.

SERVICES

We are advised that mains water and electricity are connected with oil fired central heating to radiators and drainage to a private system. Please note that no services have been tested and purchasers will be required to make the own enquiries.

BASIC PAYMENT SCHEME

We are advised that the appropriate number of Basic Payment Scheme Entitlements will be included in the sale price (excluding and VAT) and transferred to the purchaser on completion.

HLS

Cotshill Farm is entered in the higher level scheme for environmental purposes until 2019. The purchasers of Cotshill Farm will be required to sign an undertaking that they will comply with the terms of the HLS agreement and remain in the scheme until its conclusion.

INGOING VALUATION

There will be no ingoing valuation, deduction or set-off howsoever arising.

Cotshill Farm

Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4LY

Matthew Peters 01452 880000
matthew.peters@brutonknowles.co.uk

RIGHTS OF WAY, EASEMENTS AND BOUNDARIES

The property is available subject to and with the benefit of rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies 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 provisions of any planning scheme of County or Local Authorities.

Please Note: 1: The public footpath has been diverted away from the farmhouse and the farm buildings.

2: The owners of the farm at the bottom of the drive have a right over part of the farm drive to Cotshill Farm in order to gain access to their property.

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Bruton Knowles. Telephone: 01452 880184
matthew.peters@brutonknowles.co.uk

EPC RATING

Band E.

OUTGOINGS

1. Normal Council Tax charges apply with the farmhouse being placed in Council Tax Band D.
2. The property is subject to drainage rates payable to the West Gloucestershire internal drainage board.
3. The local authorities for the area are the Forest of Dean District Council and Gloucestershire Council.

TENURE

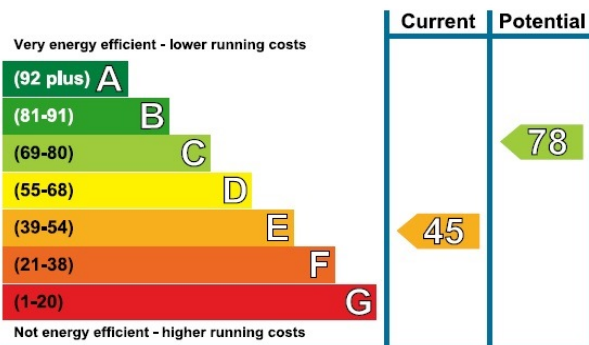
Cotshill Farm is for sale freehold with vacant possession on completion.

SALE PLAN

The sale plan has been prepared for identification purposes only.



Energy Efficiency Rating



Cotshill Farm

Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4LY

Matthew Peters 01452 880000
matthew.peters@brutonknowles.co.uk

Ground Floor

Approx. 222.7 sq. metres (2297.0 sq. feet)



Total area: approx. 327.0 sq. metres (3519.4 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

First Floor

Approx. 104.3 sq. metres (1122.3 sq. feet)



Cotshill Farm

Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4LY

Matthew Peters 01452 880000
matthew.peters@brutonknowles.co.uk

