



THE BARLEY HOUSE DEVELOPMENT SITE

WOODSIDE | WOOLASTON | GLOUCESTERSHIRE





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THE BARLEY HOUSE COMPRISES AN APPEALING RURAL SMALLHOLDING DEVELOPMENT PACKAGE WITH A TRADITIONAL STONE BARN WITH IMPLEMENTED AND STARTED PLANNING CONSENT TO CONVERT TO A THREE-BEDROOM RESIDENCE, AN EXCELLENT PORTAL FRAMED OUTBUILDING, A MOBILE HOME, THREE FURTHER TRADITIONAL STONE BUILDINGS AND A RINGFENCED COMPARTMENT OF PRODUCTIVE PASTURELAND EXTENDING IN ALL TO 8.38 ACRES (3.391 HA). OFFERED AS A WHOLE AND IN TWO LOTS.

- Superb location within the settlement of Woolaston •
- Prime smallholding and development property with development already commenced with appropriate sign off •
 - Attractive rural setting with views •
 - Good connectivity to the A48 •
- Planning consent provides for a spacious three-bedroom barn conversion •
- Excellent range of modern and traditional barns and mobile home •
 - Ringfenced compartment of productive pastureland •
- Lot 1 Barn conversion, steel portal framed outbuilding, traditional stone outbuilding & Land extending to 1.52 acres (0.61ha) •
- Lot 2 Two traditional stone barns and pastureland extending to 6.86 acres (2.78 ha) •
- Extending as a whole to 8.38 acres (3.391 ha) •
- Offered Freehold with Vacant Possession •

DISTANCES

Woolaston 1.1 miles • Lydney 4.8 miles • Chepstow 6.9 miles
Monmouth 11.8 miles • Gloucester 24.7 miles • Newport 26 miles
Cardiff 36.9 miles • Bristol 39 miles • London 137 miles
Lydney Railway Station 4.6 miles • Chepstow Railway Station 7 miles
Newport Railway Station 25.7 miles
London Heathrow Airport 123 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Barley House enjoys an excellent location and situation positioned a short distance north of the popular Forest of Dean village of Woolaston. Woolaston is a thriving village with many amenities such as Woolaston Primary School, The Netherend Inn, The Rising Sun Free house, Netherend Stores and Post Office, Woolaston Memorial Hall and Woolaston Football Club. Woolaston is serviced by a bus service providing easy access to the towns of Chepstow, Lydney and Cinderford.

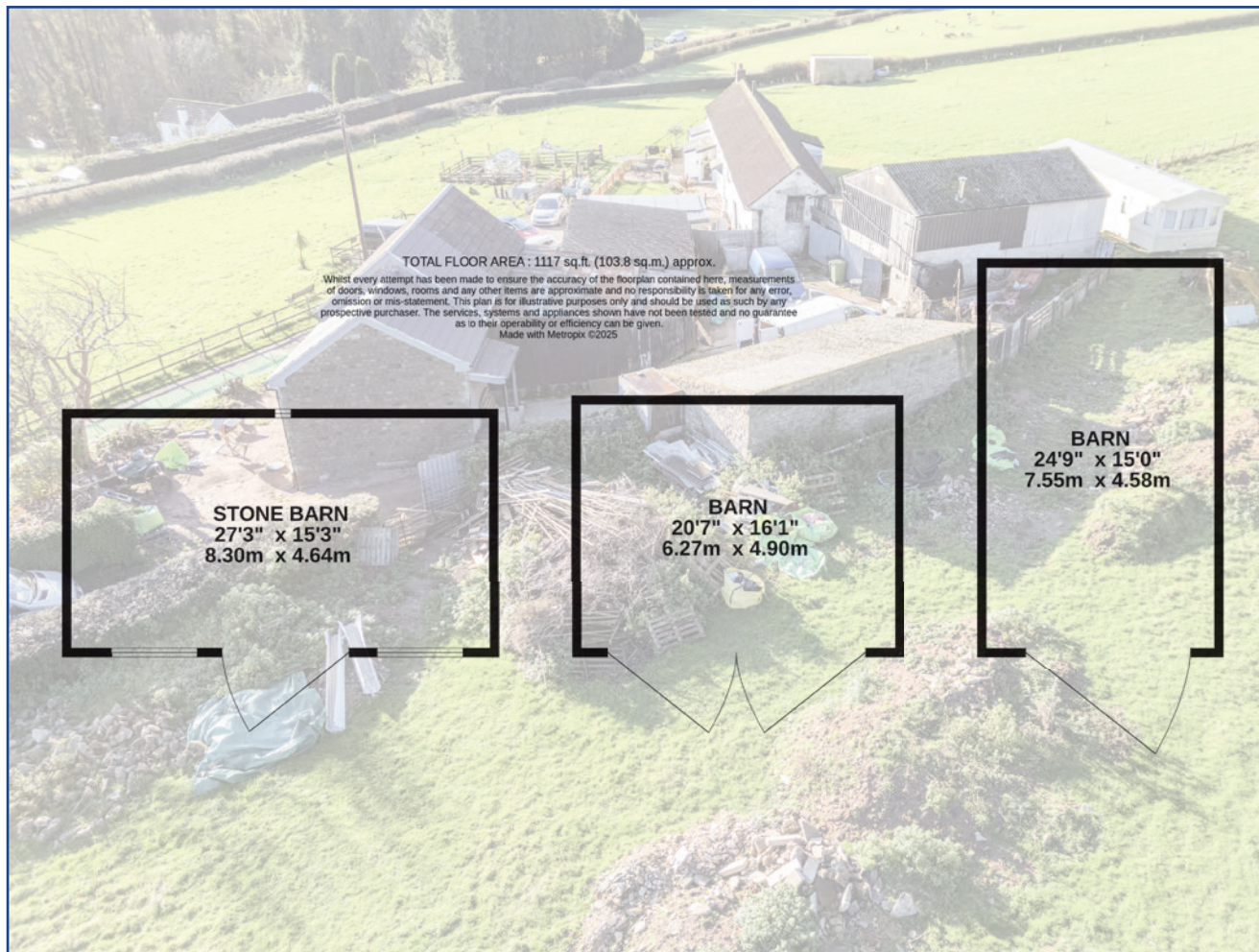
The town of Lydney is less than five miles from the property offering an excellent range of amenities including three supermarkets: Aldi, Tesco and Lidl, with a thriving high street with shops, bars, pubs and restaurants, a local library, and a range of schools including Severnbanks Primary School, Lydney C of E School and the Dean Academy. The town also has medical facilities in the form of three doctors' surgeries and fantastic railway access from Lydney Railway Station with direct trains to Cardiff Central, Cheltenham Spa, Birmingham New Street and Nottingham.

The Barley House enjoys an excellent accessible location 6.9 miles east from the centre of Chepstow, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider Wye Valley region.

Monmouth is located just 11.8 miles from the property and boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

Gloucester is just 24.7 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.





THE BARLEY HOUSE

Accessed from the west side of Woodside Road a short section of gated drive leads up to the barns and yard. Planning was approved on 23rd March 2021 under planning reference P2044/20/FUL for "Conversion of existing barn buildings to form a new dwelling on land adjacent to Pleasant View, including associated access tracks, car parking and landscaping. Conversion of part of existing farmhouse into annexe associated with Pleasant View." The development has been commenced. Once completed the property will feature a front hallway with ensuite double bedroom, open plan kitchen/sitting/dining room, shower room and second double bedroom. Stairs from the hallway lead up to the first floor and the third bedroom and bathroom. When completed the property will be a charming spacious barn conversion in an excellent location.

OUTBUILDINGS AND MOBILE HOME

Positioned directly north of the Barley House is a useful monopitched traditional stone storage building. On the western side of the yard is a portal framed block and sheeted building with fibre cement roof which offers an excellent outbuilding to serve the barn conversion.

Positioned adjacent to the portal framed building is a three-bedroom mobile home which is connected to mains electricity providing onsite accommodation for anyone commencing the build.

Positioned toward the southern end of the land within Lot 2, with independent access from Woodside Road are two further traditional stone barns. The barns have scope for a flexible commercial use, subject to the rules set out under the General Permitted Development Order.

The barns and buildings adjacent to the yard are all serviced with mains electricity. The two additional traditional stone barns are not serviced but are adjacent to a well which could provide a private water supply to the property.

All the outbuildings are in good condition with the portal framed barn providing scope for change of use and conversion subject to obtaining the necessary planning permission.

LAND

The land at The Barley House is set over four compartments with the land being a mixture of gently sloping to level ground surrounding the buildings and benefitting from independent access from Woodside Road. The land is all permanent pasture, all capable of being grazed and mown for fodder and would provide the perfect grazing for a collection of ponies or pedigree livestock.

No Public Rights of Way cross over the land. The owners of Pleasant View benefit from a right of access over the first part of the drive to the property.

The property is offered as a whole and in two Lots with Lot 1 being the barn with planning, buildings, mobile home, yard and the adjacent field extending to approximately 1.52 acres (0.61 ha). Lot 2 includes two traditional stone barns and land extending to approximately 6.86 acres (2.78 ha). As a whole the property extends to approximately 8.38 acres (3.391 ha).

PROPOSED ELEVATIONS & FLOOR PLAN DRAWINGS

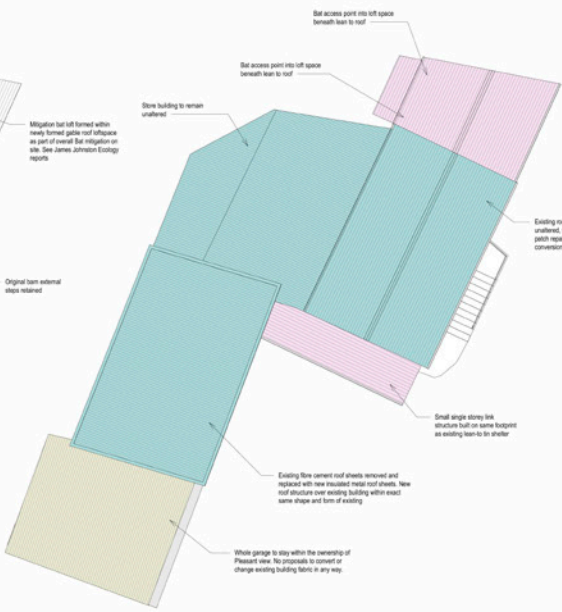
All dimensions to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.
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This drawing is to be read in conjunction with all relevant consultant's drawings/ documents and any discrepancies or variations are to be referred to Apex Architecture Ltd before the affected work commences.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

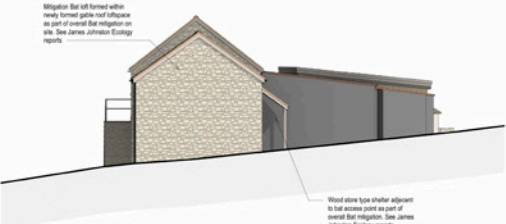
- Shading represents areas of barn that require minor conversion works. Overall shape and scale of building will remain unchanged. These areas are considered true conversion of existing building.
- Shading represents limited areas of barn for re-build. These areas are built entirely on existing building footprint however structure has been deemed not suitable for conversion. Ecology Bat loft mitigation measures are also required to be housed within these areas.
- Area represents area of existing building not included within the proposed dwelling. No construction works are proposed.

PROPOSED MATERIALS LEGEND

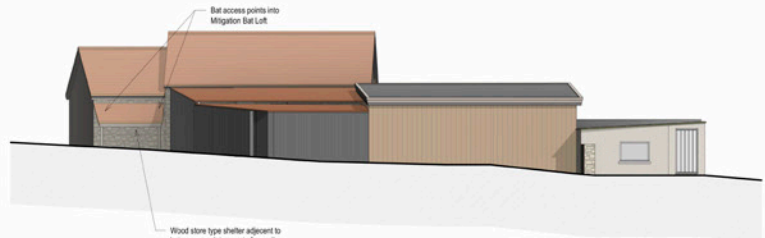
Walls:-	Natural vertical timber cladding
	Natural stonework
	White render
Roof:-	Concrete interlocking tiled roofs to match existing
Windows / Doors:-	Timber windows / doors
Other:-	N/A



FRONT ELEVATION - EAST



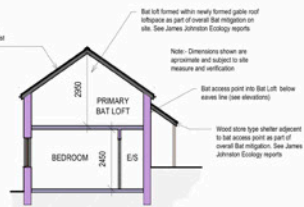
SIDE ELEVATION - NORTH



REAR ELEVATION - NORTH



SIDE ELEVATION - SOUTH



Revision	Date	Description	Drawn by
E	13.11.20	Ecology mitigation added to drawings	CLJ
F	18.11.20	Ecology mitigation added to drawings	CLJ
G	19.01.20	Changes made to building conversion design	CLJ

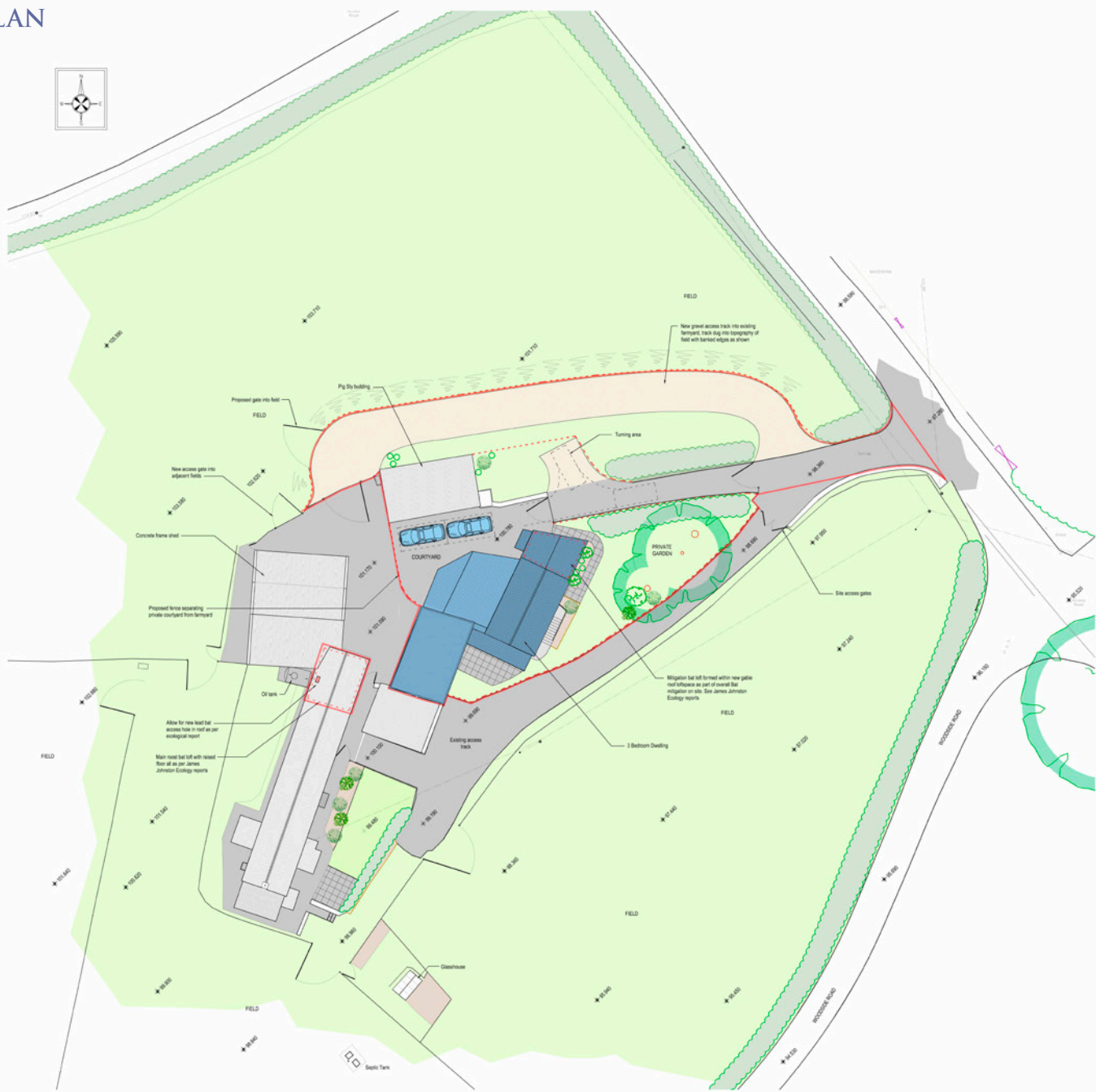


01804 516 181
01800 801 101

Client
Pleasant View, Woodside,
Woolaston, Lydney, GL15 6PA

Title
Proposed Dwelling - Proposed Plans & Elevations
Job No.
AA504pv
Drawing No.
203G
Revision
G
Scale at A1
1 : 100
Issue
PLANNING
Date
JUNE 2020
www.apexarchitectureltd.com
info@apexarchitectureltd.com

PROPOSED SITE PLAN



All dimensions to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site.
Do not scale from this drawing.
This drawing and the copyright and patents therein are the property of Apex Architecture and may not be used or reproduced without consent.
This drawing is to be read in conjunction with all relevant consultant's drawings/commitments and any discrepancies or variations are to be notified to Apex Architecture before the affected work commences.

SITE PLAN LEGEND

- Permeable grass areas
- Tarmac hardstanding
- Planting areas
- Concrete hardstandings
- Permeable patio slabs
- Gravelled area
- Existing / proposed areas of mixed shrubs
- Existing planting / shrubs / hedgerows
- Existing site levels
- Overhead cables
- Existing trees
- Proposed boundary fences
- Proposed parking spaces
- Resolving walls
- Proposed site boundary

Revision	Date	Description	Drawn by	Checked by
A	21.10.2020	Minor amendments to site plan	GJE	
B	03.11.2020	Minor changes to site plan with Ecology mitigation changes	GJE	
C	18.11.2020	But ecology details added to updated site plan	GJE	
D	24.11.2020	Red line boundary updated	GJE	
E	19.01.2021	Minor alterations made to conversion principles	GJE	

APEX
ARCHITECTURE

Oak House, Aylburton, Gloucestershire, GL15 6ST 01594 516161
Weystone Business Park, Monmouth, NP25 3SR 01600 800101
Client

Project Pleasant View, Woodside
Woolaston
Lydney, GL15 6PA

Title Proposed Site Plan

Job No. AA504pv	Drawing No. 205	Revision E
Scale 1:200 @ A1	Issue PLANNING	Date SEPT 2020

www.apexarchitectureltd.com enquire@apexarchitectureltd.com

KEY INFORMATION

Services: Mains electricity is connected to Lot 1. There is a well within Lot 2 which could provide a private water supply to the property. Mains water is close by and the vendor has obtained quotes for this. Foul drainage is to be to a package treatment plant. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The site is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. The owner of Pleasant View benefits from a right of access over the first section of drive to access their property.

Sale Method: The Barley House Development Site is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Development Clawback: A development clawback overage provision will be incorporated into the sale contract to capture any future residential development of the portal framed barn within Lot 1. This will capture 30% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale. The overage may be negotiable subject to level of offer.

Local Planning Authority: Forest of Dean District Council. Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

Directions: From The A48 Main Road heading east at Woolaston turn left onto Netherend Road in the direction of Netherend and Woolaston Common. Proceed on Netherend Road for 0.3 miles then fork left onto Severn View Road in the direction of Woolaston/Woodside. Proceed on Severn View Road for 0.8 miles. The road then turns into Woodside. Proceed for a further 0.3 miles. You will pass a left turn to Woodside Road. Do not take this. The next left will be the driveway to the property. Proceed up the right-hand drive through the black metal gate.

What3Words:

/// goodbyes.snowmen.lollipop

Planning Consent: The Planning Consent secured upon the Development Site has been achieved by Apex Architecture Ltd.

Technical design, drawings & architectural work undertaken by Apex Architecture Ltd.

Telephone 01594 516 161 | <https://www.apexarchitectureltd.com>



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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