

# PREECEMORE FARM

LONGHOPE • GLOUCESTER • GL17 0LJ



**R.G. & R.B. WILLIAMS**  
CHARTERED SURVEYORS

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WEST GLOUCESTERSHIRE

Gloucester 11 miles. Ross-on-Wye 7 miles.

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AN ATTRACTIVE COMMERCIAL FARM

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**4 Bedroom Period Residence**

**Extensive Range of Farm Buildings**  
**Menage**

**Established Livery Yard with 28 Stables**

**2 Bedroom Bunk House**

**Storage Diversification Enterprise**

**174 ACRES**

**Arable and Pasture Land in a Ring Fence**

**FOR SALE BY PRIVATE TREATY**



## GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

### PROPERTY SUMMARY

- Attractive Residential and Commercial Farm
- Unspoilt Rural Location
- 4 Bedroom Period Farmhouse
- Traditional Buildings with Development Potential
- Modern Farm Buildings
- Established Livery Business
- Planning Consent for Caravan and Car Storage
- 2 Bedroom Bunkhouse
- 174 Acres Pasture Land in a ring fence.

### SITUATION

Preecemore Farm occupies a peaceful private rural location close to the village of Longhope in West Gloucestershire. Longhope provides a useful range of local amenities. More extensive shopping, educational and recreational facilities are available in the Cathedral City of Gloucester (11 miles) and the market town of Ross-on-Wye (7 miles).

The farm is well located within 6 miles of access to the national motorway network (M50 – Junction 3). It lies within one mile of the A40 trunk road.

### POST CODE

GL17 0LJ.

### GRID REFERENCE

SO 675 220.

### TENURE

The property is freehold and offered with vacant possession upon completion.

### SERVICES

**Electricity:** Mains electricity is connected to both dwellings. The house has the benefit of a Solar Array on the roof.

**Water:** Mains water is connected to both dwellings, farm buildings and tanks in certain enclosures.

**Drainage:** Private drainage system to Biodisc (installed in 2021).





## LOCAL AUTHORITY

Forest of Dean District Council

High Street, Coleford, Glos, GL16 8HG. Tel: 01594 810000.

## COUNCIL TAX

Farmhouse Band D.

## EPC RATING

Farmhouse D

## FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

## SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.

## RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

## PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as to the boundaries and the area of the land. Any error or misstatement shall not annul the sale or entitle any party to compensation whatsoever.

## VENDORS SOLICITORS

Loxley Solicitors Ltd.,  
Langford Mill Charfield Road, Wotton-Under-Edge GL12 8RL  
Tel: 01453 700620  
Attn: Andrew Baskerville.

## VIEWING

Viewing is by appointment with the agents – RG and RB Williams. Tel: 01989 567233.

Email: [info@rgandrwilliams.co.uk](mailto:info@rgandrwilliams.co.uk)

## PARTICULARS OF SALE

### THE FARMHOUSE

The period farmhouse occupies an elevated location commanding excellent views over the farm and surrounding countryside. The property is principally constructed of rendered stone elevations under a tiled roof. It affords potential for further modernisation and extension (subject to planning).

The residence has the benefit of Insulated Double Glazing and was also rewired in 2021.

The accommodation includes 4 bedrooms.

The gross internal area of the farmhouse is 2,048 sq ft (190 sq metres).

### THE FARMBUILDINGS

The farmbuildings are of modern and traditional construction and conveniently situated to the farmhouse. They include a specialised Equestrian Enterprise including an established D.I.Y. Livery Yard with 28 stables.

The buildings comprise:

Portal frame, steel, concrete panel, galvanised iron and fibrous cement 5 bay Covered Yard (approx. 90' x 75').

Stone **Traditional Barn** with drive way.

Stone and slate **Traditional Barn** with driving way and adjacent loose box with loft over.

3 bay stone and slate open sided **Implement Store**.

Stone and slate former **Dairy** with **Granary** over.

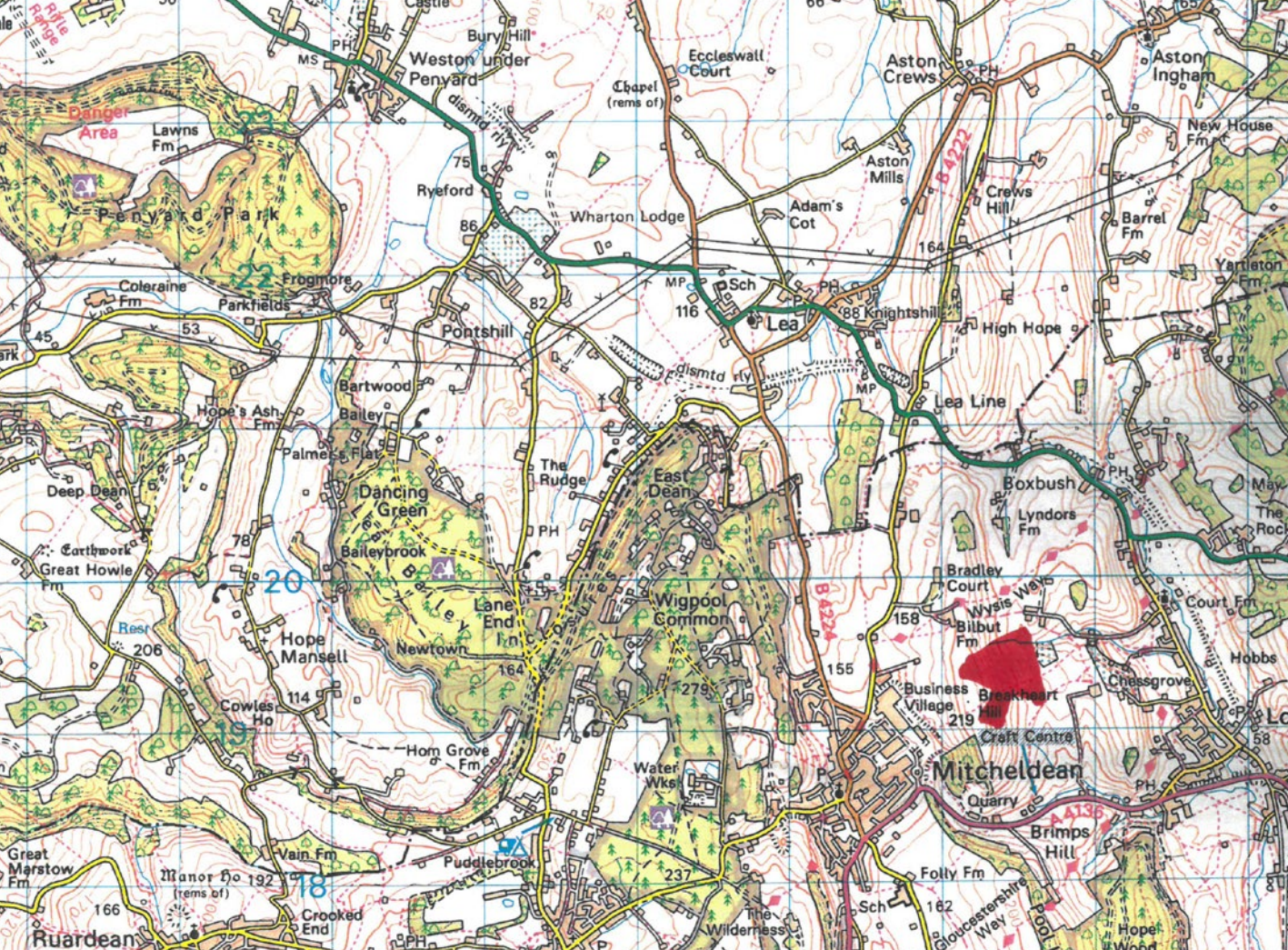
Stone and corrugated iron **Implement Store**.

4 bay steel, concrete block, Yorkshire board and fibrous cement **Covered Yard** (55' x 30').

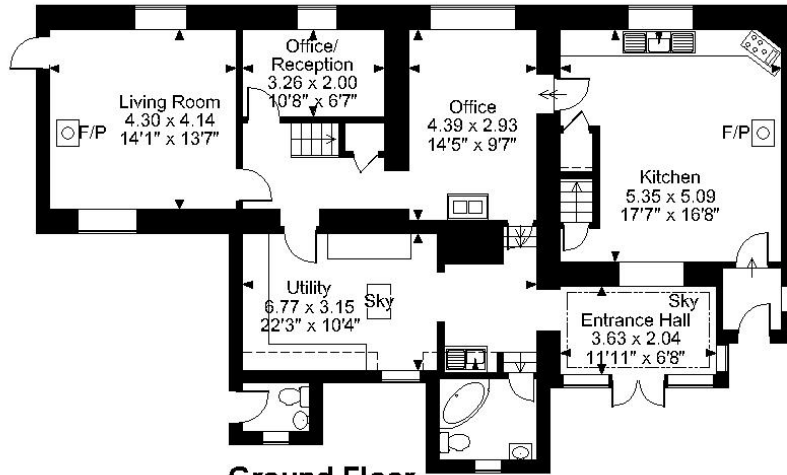
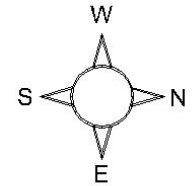
4 bay double span steel and corrugated iron **Dutch Barn** (approx. 60' x 50').

4 bay steel, Yorkshire board and fibrous cement **Covered Yard** (60' x 40').

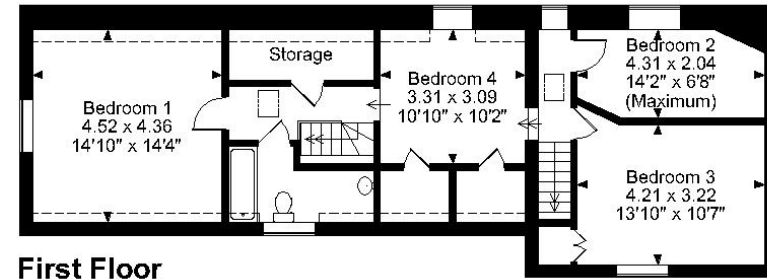
Part of the yard area contains a secure **Caravan Storage Area** (20 Caravans) and a car storage area.



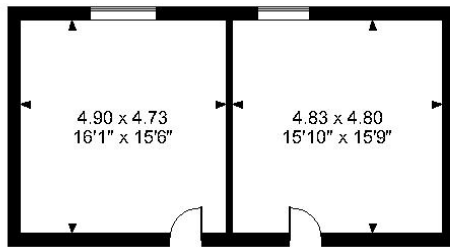
**Preece Farm, School Lane**  
**Approximate Gross Internal Area**  
**Main House = 2048 Sq Ft/190 Sq M**  
**External W.C. = 19 Sq Ft/2 Sq M**  
**Barn = 2251 Sq Ft/209 Sq M**  
**Total = 4318 Sq Ft/401 Sq M**



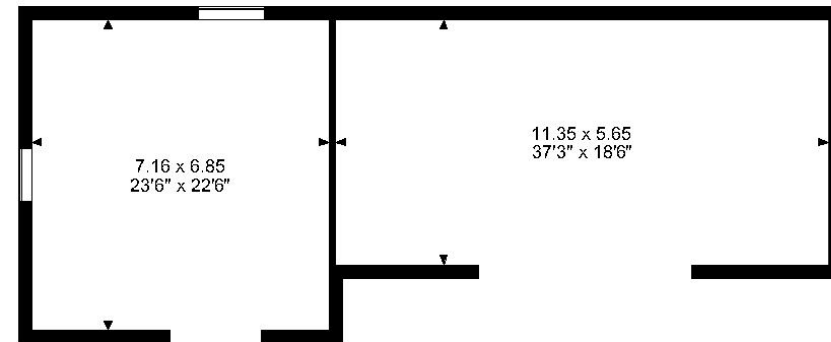
**Ground Floor**



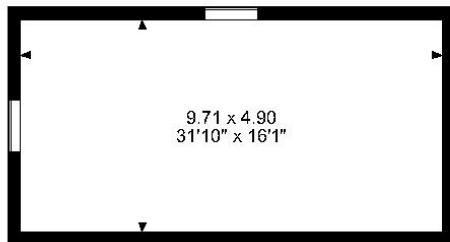
**First Floor**



**Barn Ground Floor**



**Barn**



**Barn First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593078/MZA

## THE LAND

The land is contained within a ring fence surrounding the homestead. It is divided into well shaped enclosures and is all in temporary or permanent pasture. The land is level and gently undulating with ample shade and shelter for livestock.

The soil is part of the Bromyard Soil Association and is a fine silt over slate and siltstone. The land is generally in good heart and has been farmed to a good standard.

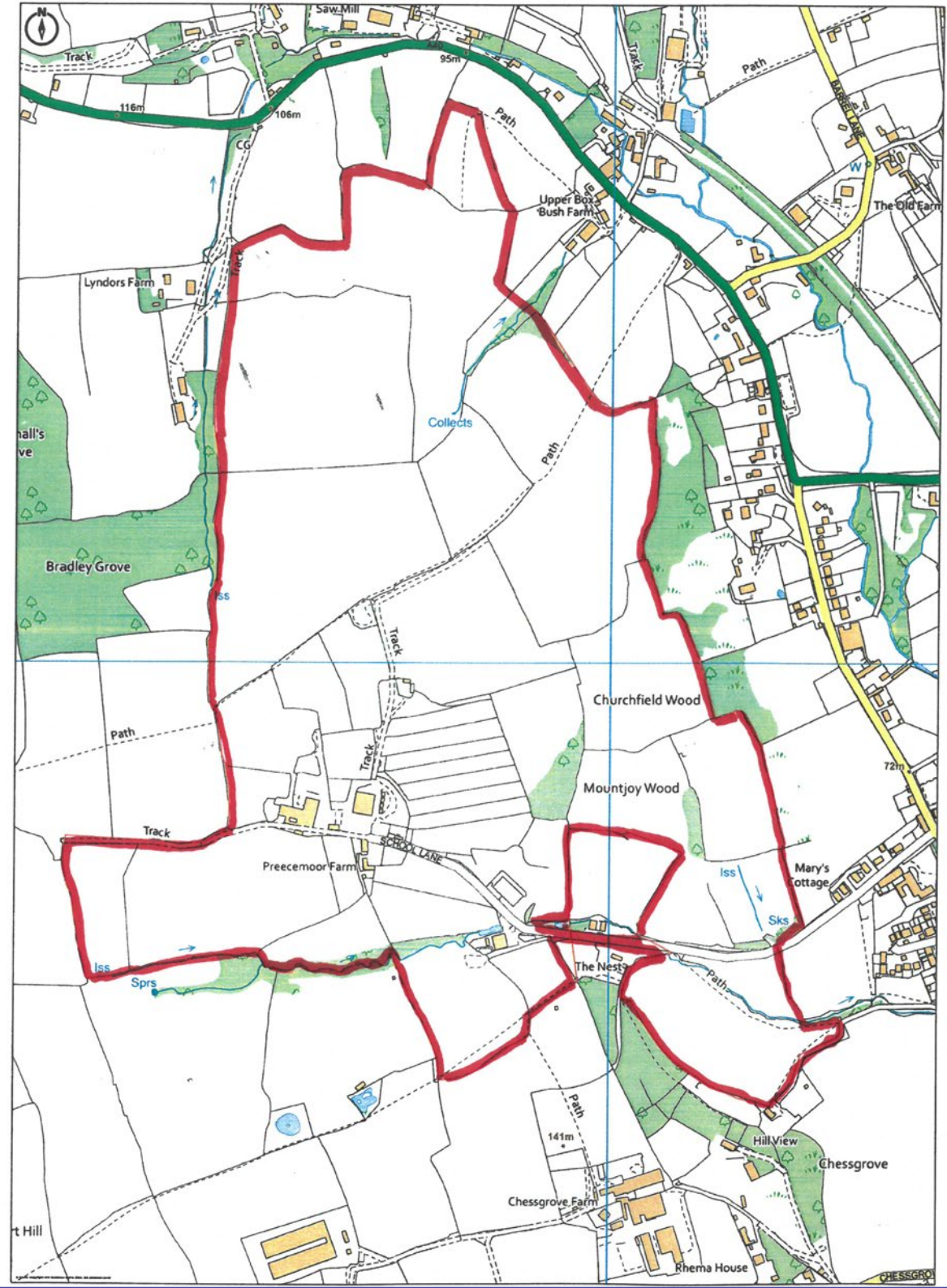
The whole extends to some 174 Acres.

## PLANNING CONSENTS

Planning consents are in place for:

- i) The Bunkhouse (Holiday Let)
- ii) Conversion of Barn into Holiday Let (Development Commenced)
- iii) Storage for 20 Caravans
- iv) Car Storage.

Details of these consents are available from the Agents. All of the above operations provide a valuable source of diversified income for the farm.





**R.G. & R.B. WILLIAMS**  
CHARTERED SURVEYORS

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**Ross on Wye, Herefordshire. .**  
**Tel: +44 (01989) 567233**  
**Email: [info@rgandrbwilliams.co.uk](mailto:info@rgandrbwilliams.co.uk)**  
**Website: [www.rgandrbwilliams.co.uk](http://www.rgandrbwilliams.co.uk)**

**Important Notice**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.