

# HAM HILL FARM

CHELTENHAM, GLOUCESTERSHIRE







2 Ham Hill Farm



# Ham Hill Farm

## Cheltenham, Gloucestershire

A wonderful residential farm including family house with planning consent to replace, versatile barns, grassland, and outstanding views. All in about 33.83 acres.

For Sale Freehold

### GROUND FLOOR

Entrance Hall • Kitchen • Utility • Sitting Room • Conservatory/Dining Room • Annex with three bedrooms each with ensuite shower and wc.

### FIRST FLOOR

Master bedroom with shower room, 5 further bedrooms (2 with shower rooms) and family bathroom.

### OUTSIDE

Farm Buildings and large Private Workshop Studio.

Extensive gardens, grounds, pasture and woodland. All in about 33.83 acres.

Cheltenham town centre 4 miles, Cirencester 16 miles, Oxford 36 miles, London 83 miles, M5 10 miles and M4 39 miles.  
(All distances are approximate)

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## DESCRIPTION

Ham Hill Farm is a ring fenced farm within easy reach of Cheltenham and set on the brow of the hill with stunning views over the Cotswolds.

Surrounded by gardens on three sides and enjoying the most amazing view to the south, the property occupies an enviable position. Set well back from what is a quiet country lane, the main house is approached via a long sweeping driveway.

## FARMHOUSE

Built in 1980 by the previous owners and used as a B&B business, the house extends to around 3999 square feet. The property would now benefit from some updating.

The house briefly comprises a kitchen/ breakfast room, three reception rooms, study, utility and cloakroom. In addition to 6 bedrooms and 4 bath/ shower rooms in the main house there are three additional bedroom suites in a linked annex.



# EXISTING FLOOR PLAN



**Ground Floor**  
235.3 sq m / 2533 sq ft

**First Floor**  
136.2 sq m / 1466 sq ft

Approximate Gross Internal Area = 371.5 sq m / 3999 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1086456)



In 2022 planning consent was obtained to demolish the existing farmhouse and replace it with a substantial new dwelling including Entrance Hall / Kitchen Family Dining / Sitting Room / Office / Study / Back Kitchen / Playroom / Boot room and stores. Master bedroom suite / 2 bedroom suites / 3 further bedrooms and family bathroom. Gross Internal Area circa 5631 sqft. Buyers will be able to implement this consent or vary to a more contemporary or traditional design (subject to further planning consent being granted).



Consented House

## CONSENTED FLOOR PLAN



Approximate Gross Internal Area = 487.1 sq m / 5243 sq ft (Excluding Void)  
 Loft Store = 23.2 sq m / 250 sq ft  
 Plant Room = 12.8 sq m / 138 sq ft  
 Gross Internal Area = 523.1 sq m / 5631 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID1087546)



## BUILDINGS

Located away from the house and accessed via a separate driveway from the lane, there are a range of versatile steel frame farm buildings suitable for a variety of uses including agricultural, storage or equestrian, as well as having potential for alternative uses (subject to planning). Building "A" has been recently converted into a fantastic, private studio/ workshop providing modern and versatile space.

Totalling 789m<sup>2</sup> (8,494 sqft) the buildings are briefly summarized as follows:

| Plan Ref. | Description                                                                                     | Dimensions (m)                                 |
|-----------|-------------------------------------------------------------------------------------------------|------------------------------------------------|
| A         | Newly converted high spec workshop with mezzanine studio.                                       | 13.34 x 11.6 (ground)<br>12.84 x 4.22 (studio) |
| B         | Tin clad open fronted storage barn                                                              | 13.85 x 9.15                                   |
| C         | Largely enclosed tin clad storage barn with earth floor                                         | 13.65 x 13.5                                   |
| D         | Enclosed, tin clad lean to with concrete floor, used for storage                                | 15.65 x 4.78                                   |
| E         | Enclosed Dutch barn with concrete floor, staff room and WC, used for tool and equipment storage | 18.14 x 5.82                                   |
| F         | Enclosed Dutch barn with 4 stables                                                              | 9.26 x 6.11                                    |
| G         | Lean to                                                                                         | 4.37 x 2.97                                    |



Workshop/Studio



Workshop

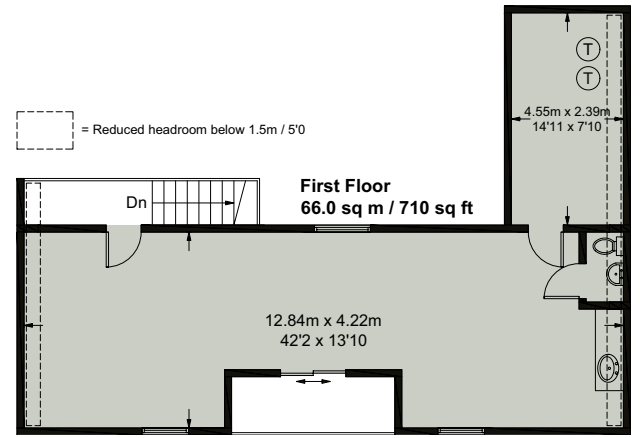
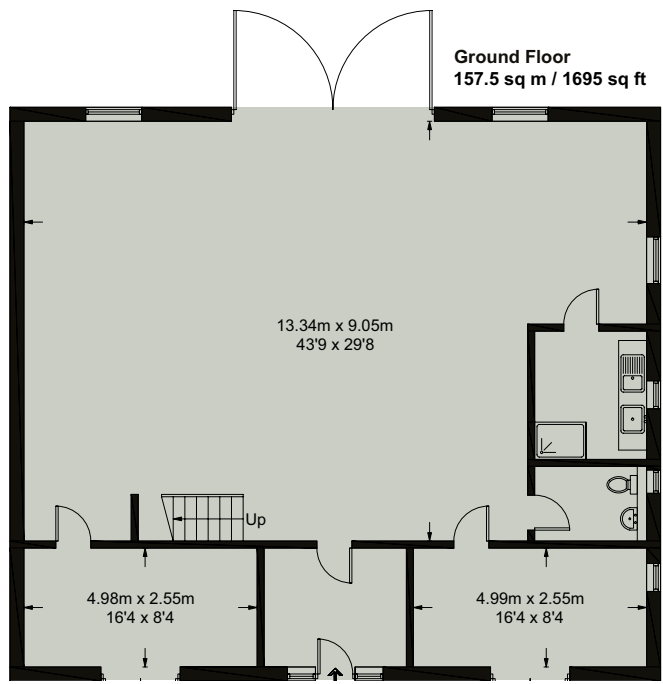


Studio



## WORKSHOP/STUDIO

Approximate Gross Internal Area = 228.2 sq m / 2456 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID1086458)





## LAND

With the residential curtilage and the farm buildings to the north the farmland comprises 20.48 acres of attractive permanent pasture and wildflower meadow with a number of mixed species woodland compartments in addition. The land falls away from the garden and farmhouse giving views over the paddocks and across the valley towards Leckhampton Hill to the south. The paddocks are currently mown for silage/hay.

There are no agri-environmental grant schemes in place, nor have Basic Payment Scheme Payments been received.

There are two spring fed streams and historic ponds, all adding to a wonderful haven for wildlife.



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## SITUATION & AMENITIES

Located just east of Cheltenham, not far from Stow-on-the-Wold and Cirencester, Ham Hill is a peaceful and unspoilt Cotswold location set within the heart of the Area of Outstanding Natural Beauty and with access to a superb network of footpaths and bridleways.

The beautiful Spa town of Cheltenham is within easy reach with excellent schools, a large selection of amenities and playing host to various festivals throughout the course of the year that include Jazz, Food and Drink, Literature and Science, as well as Cheltenham racecourse at Prestbury.

Transport links are excellent with access via the A40 to Oxford (M40 J8) to London, M5 (J11a) at Cheltenham to Bristol and Birmingham and the A419 to Swindon (M4 J15). Direct train services run to London Paddington from Swindon (duration 1h 10) and Kingham (duration 1h 30) and to Bristol Parkway and Birmingham New Street from Cheltenham.

## SERVICES

The house has private drainage, bulk gas LPG fired central heating and mains electricity. There is a private spring water supply on the farm with a 'ram' pumping water up to the house and outbuildings via a holding tank. A neighbour has a right to take overflow water from this source for a period of 20 years commencing in 2020. The farm buildings have mains electricity and spring fed water and the Studio is heated by an air source heat pump.

The electricity supply to the farm is currently single phase however we understand that this will need to be upgraded to a three phase supply to cope with future power requirements.



## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, along with the fitted carpets and curtains. Other fixtures and fittings are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way, whether these are specifically referred to or not. The sporting rights, standing timber and minerals are included in the freehold sale.

Whilst there are no public footpaths or bridlepaths, there is a right of way for a neighbour for all purposes (with or without vehicles and animals) and at any time from the secondary road access along the route shown brown between points A & B on the plan.

## PLANNING

Key planning consents are:

21/02412/FUL – Permission granted on 21st June 2022 for the demolition of the existing house and construction of a new dwelling.

21/00749/FUL – Permission granted on 7th June 2021 for the change of use of an existing agricultural barn to a private workshop/studio.

## TENURE

Freehold with Vacant Possession. Registered with the Land Registry under Title GR377800.

Wireless broadband mast & cabin – let to Wurzel Ltd.

## LOCAL AUTHORITY

Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, Glos. GL50 1PP 01242 262626

## COUNCIL TAX

Band G

## EPC RATING

Band F

## VIEWINGS

Please contact Sam Butler or Richard Greasby at Butler Sherborn, Cirencester Office T 01285 883740 or E sam@butlersherborn.co.uk or richard@butlersherborn.co.uk or The London Office T 0207 839 0888.

## DIRECTIONS (GL54 4EZ)

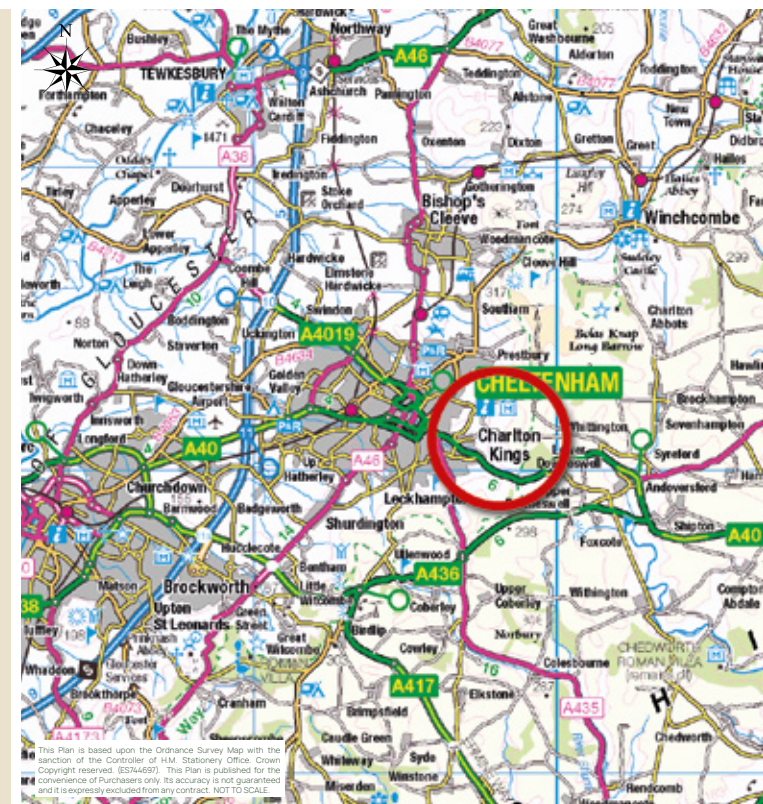
**What3words:** spice.sticky.crew

From OXFORD, heading towards Cheltenham along the A40, after the traffic lights at Andoversford, take the next right turn signposted towards Whittington. At the end of the lane, turn left and follow the road for about 2 miles where the property can be found on the left hand side.

## AGENTS' NOTE

Remedial works have been recently completed over parts of the property to remove material that had been tipped by a previous owner, with those areas now having been reinstated with clean soil and re-seeded. Further details are available from the agent.

A sliver of garden on the eastern boundary is fenced so as to be included within the property, and has been occupied as if it is, however it is registered as part of the neighbouring property. Further details are available from the agent.



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