

The Hawkesbury Estate

Badminton, Gloucestershire





A mixed estate with two principal farmhouses, cottage and over 960 acres of undulating agricultural land set in the Cotswold AONB.

Badminton 4.2 miles, Tetbury 10 miles, Cirencester 21.5 miles
Kemble Station (London Paddington 70 minutes) 18.4 miles, Bristol 19 miles, Cheltenham 32 miles
(All distances and times are approximate)

Lot 1 – Court Farm

Four bedroom farmhouse with modern and traditional farm buildings set in the heart of the estate
A large unconverted threshing barn, a modern agricultural building and off lying stone barn
Agricultural land and woodland extending to approximately 636 acres

Lot 2 – Pound Farmhouse

Four bedroom farmhouse with garden and outbuildings and a five acre paddock

Lot 3 – Carpenters Shop and Barns

Three bedroom detached cottage with range of single storey outbuildings and a four acre paddock


Lot 4 – Common Land


Hawkesbury, Inglestone, Hareley, and Assley Commons extending to approximately 312 acres


In all about acres 960 acres – available as a whole or in lots.


Situation

Situated in the Cotswold Area of Outstanding Natural Beauty, The Hawkesbury Estate is on the outskirts of the village of Hawkesbury Upton and benefits from a pub, village shop and village hall. Famous for the International Horse Trials, the village of Badminton is a little over 4 miles away.

 The area is extremely well served, with the former market towns of Tetbury and Wotton under Edge, which both offer daily shopping amenities. The larger centres of Cirencester, Bath, Bristol and Cheltenham are all within easy reach.

 Education is first class with highly rated local schools, which include Beaudesert Park in Minchinhampton, Westonbirt School, Wycliffe College, plus the renowned schools and colleges in and around Cheltenham, Bath and Bristol.

 Sporting activities are extensive with stunning walks and rides locally, shooting, fishing, equestrian (Badminton is 5 miles), hunting with the Duke of Beaufort's and Berkeley hounds, racing at Cheltenham, Bath and Newbury, polo at Beaufort and Cirencester, golf at Chipping Sodbury Golf Club, Cotswold Edge, Minchinhampton and Westonbirt.

 It is well situated to allow easy access to the M4 & M5 providing direct access to London and Heathrow Airport, and the M5 is also only 7 miles. There are direct and frequent train services to London Paddington and the west from nearby Kemble, Chippengham Bath and Bristol Parkway stations.



Court Farmhouse

Court Farmhouse is a Grade II listed detached four bedroom farmhouse. The Cotswold stone farmhouse dates back to the late 17th century and is in need of modernisation. The farm buildings comprise both livestock buildings and some traditional buildings of stone and tile construction that could be re-developed (STPP).



LOT 1 - COURT FARMHOUSE FLOOR PLAN

Approximate Gross Internal Floor Area
367.7 sq m / 3958 sq ft
Outbuilding = 122.4 sq m / 1317 sq ft
Total = 490.1 sq m / 5275 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

LOT 1 - COURT FARMHOUSE



Church Barn

A large unconverted threshing barn next to the church used for storage and by the shoot with significant potential for alternative uses subject to planning consent.



Church Barn



Land

The diverse and undulating productive farmland offers an excellent opportunity for a mixed farming system with both level pastureland and arable ground alongside steeper hill ground and woodland which supports a good small pheasant shoot.

To the east of Pound Farm is a yard and large portal steel frame general purpose agricultural building used for both cattle housing and storage. On the eastern section of pasture land there is a single storey brick building known as Orange Barn which may be suitable for alternative uses subject to planning.

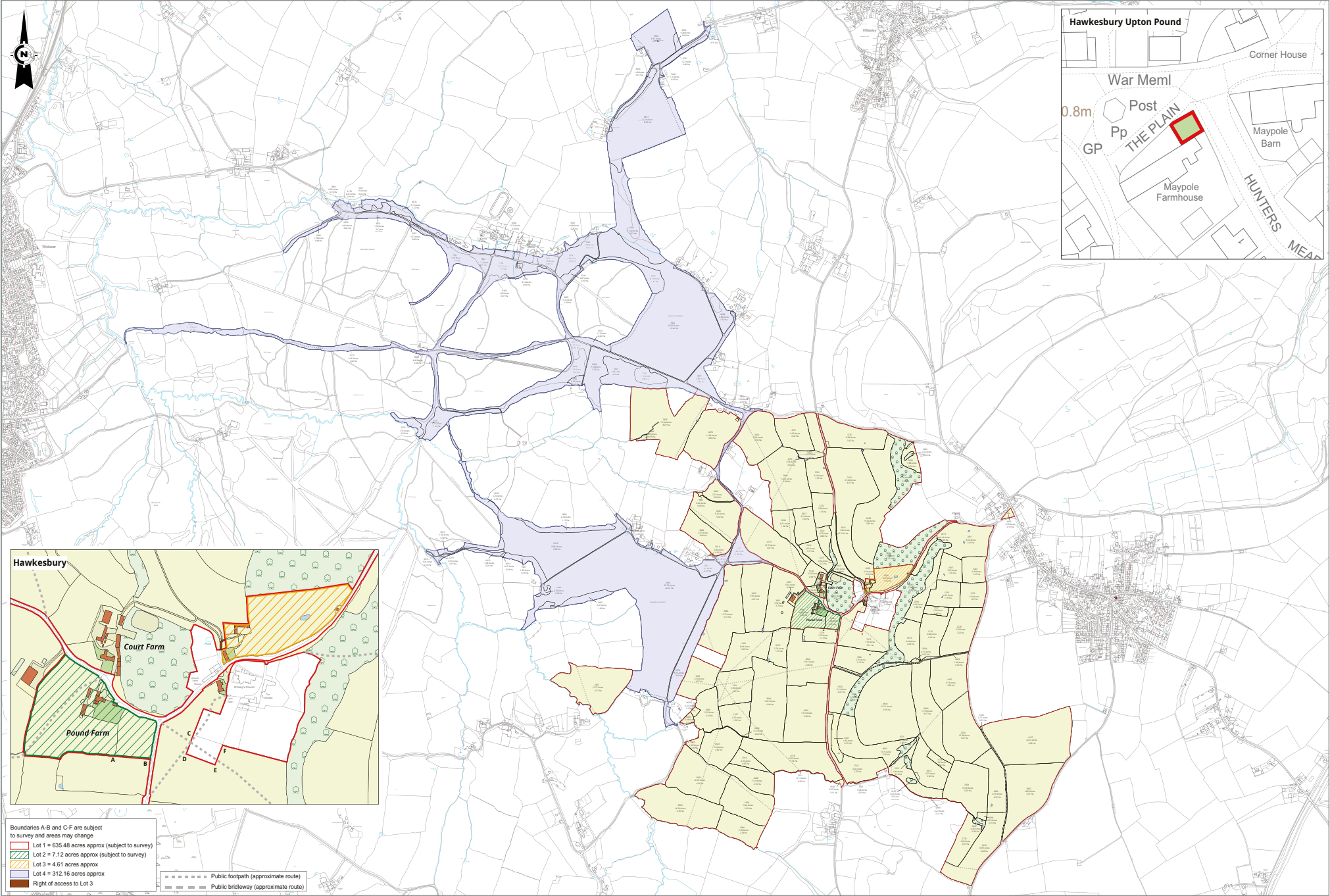
There are approximately 590 acres of agricultural land and 35 acres of woodland.

The land at Hawkesbury is predominantly Grade 3 according to the Land Classification Map of England and Wales. The majority of the land benefits from loamy clay soils which drain well with some areas being suitable for arable cropping.

The land is subject to a Mid Tier Countryside Stewardship Agreement running until December 2027 and a three year Sustainable Farming Initiative scheme until August 2027.

Preliminary ecological assessments indicate potential for significant Biodiversity Net Gain uplift and other natural capital opportunities.





Pound Farmhouse

A Grade II Listed attractive detached farmhouse set in mature gardens with lovely south-facing views across the estate. The farmhouse has five bedrooms and benefits from two good size formal reception rooms. There are also a number of single storey brick and stone outbuildings. The farmhouse will be available with approximately five acres of the adjoining field.



Approximate Gross Internal Floor Area
300.1 sq m / 3230 sq ft
Outbuildings = 123.0 sq m / 1324 sq ft
Total = 423.1 sq m / 4554 sq ft



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Carpenters Shop

A detached three bedroom Cotswold Stone cottage with adjoining four acre paddock and a range of single storey outbuildings possibly suitable for re-development, subject to planning consent.



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Common Land

Hawkesbury, Inglestone, Hareley, and Assley Commons extending to approximately 312 acres. The Commons are designated as a Site of Nature Conservation Importance (SNCI) with some areas also designated as a Site of Special Scientific Interest (SSSI). The commons are regulated under the Commons Act 1899 and subject to an active management agreement with the South Gloucestershire Council.

There is a Higher Tier Countryside Stewardship Agreement held by South Gloucestershire Council which runs until December 2030.



General Remarks and Stipulations

Method of Sale

The property is offered for sale freehold as a whole subject to the current occupancy and management agreements by private treaty. Details of the occupancy and management agreement are available from the selling agent.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are public footpaths and a bridleway across the property, and areas of land at Hawkesbury Knoll and Broad Hill designated under the CROW Act. The Common Land is Registered Common and designated under the CROW Act.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Reservations and Covenants

The property will be sold subject to a number of reservations and covenants - details available from the vendors agent.

Services

Mains water, electricity and oil fired central heating with private drainage. Private water (spring) supply to the agricultural land.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to have satisfied themselves with the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC Ratings

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Local Authority

South Gloucestershire

Council Tax Band and EPC

| Property | Council Tax Band | EPC |
|-----------------|------------------|-----|
| Court Farmhouse | D | F |
| Pound Farmhouse | G | E |
| Carpenters Shop | B | E |

Directions

Postcode: GL9 1BN
What3Words:///plugs.download.prompt

Viewings

Strictly by Appointment with Knight Frank.





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