



## MAYSHILL FARM

Mays Hill, Frampton Cotterell, Bristol, BS36 2NS

DJ&P NEWLAND RENNIE



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Mays Hill, Frampton Cotterell,  
BS36 2NS

## Lot 1 - Guide Price – £550,000 (Edged Red)

- Grade II Listed Farmhouse
- Plot of Approximately 0.53 Acres (0.21Ha)
- Requires Full Renovation
- 4 Bedrooms + Attic Space
- Extensive Cellar
- Abundance of Character
- Over 3 floors

## Lot 2 – Guide Price - £425,000 (Edged Blue)

- Range of Traditional Farm Buildings
- Characterful Stone Barn
- Potential for Alternative Uses (Subject to Planning)
- Countryside Views
- Plot of Approximately 1.58 Acres (0.63Ha)

## For Sale by Informal Tender

Tenders to be received by 12 noon on

Tuesday 19<sup>th</sup> October 2021

(Tenders to be submitted to the

Wotton-under-Edge Office)

DJ&P Newland Rennie

Well House, The Chipping, Wotton-under-Edge, GL12 7AD

wotton@djandp.co.uk

Tel 01453 843720

www.djpnr.co.uk

## SITUATION

Mayshill Farm is situated in the accessible hamlet of Mays Hill, to the north east of Frampton Cotterell. The property is located just off the A432 Badminton Road which provides good access to Bristol, which is only 9 miles distant.

## MAYSHILL FARMHOUSE – LOT 1 (EDGED RED)

An opportunity to purchase a Grade II listed period property in a convenient location. Dating back to the 18<sup>th</sup> Century, with later alterations, the property requires renovation throughout with potential to create a stunning country house.

The accommodation in brief offers well-proportioned and adaptable living over three floors, comprising 4 main rooms of a regular size on each level. There are a number of open fires to the property and an extensive cellar.

Externally, the property provides a south facing rear walled garden with 4 gate piers (listed) and an outbuilding which could be incorporated to provide additional listed building accommodation, subject to obtaining the necessary planning consent. There is also an additional block-built storage building with small paddock, providing an opportunity to create a new private driveway.

## FARM BUILDINGS – LOT 2 (EDGED BLUE)

The farm buildings are located to the north of Mayshill Farmhouse and are separated by the driveway. The principal building is a substantial stone threshing barn and adjoining stone barn, with a further single level cow byre, adjacent stone barn, and a tin sheeted Dutch Barn. Lot 2 also includes a paddock of approximately 0.60 acres.

The buildings offer potential for alternative uses, subjecting to obtaining the necessary planning consents. It is our opinion that subject to design, a sympathetic conversion scheme to renovate and preserve the building would accord with the current local plan policy and Traditional Rural Buildings (supplementary planning document) – South Gloucestershire Council.

## SERVICES

Main's water and electricity is connected to Lot 1. Drainage is to a private system. Independent oil-fired central heating (non-functioning) is installed.

EPC Rating G

## AGENTS NOTES

- Lot 1 will benefit from a vehicular right of access over the area hatched green on the plan.
- The area hatched light blue on the plan is to be sold subject to an overage clause to the effect that if planning permission was granted for any residential use on the land, 30% of the increase in value would be payable to the vendors.
- A public footpath runs through the farmstead and immediately in front of each dwelling.

## SALE METHOD

The property is for sale by informal tender and tender forms shall be submitted within a sealed envelope marked "Mayshill Farm (Lot 1 or Lot 2)" to DJ&P Newland Rennie, Well House, The Chipping Wotton-under-Edge, Gloucestershire, GL12 7AD prior to 12 noon on Tuesday 19<sup>th</sup> October 2021. Tender forms are available from the agent.

## VIEWING

Strictly by appointment with the Agents:  
DJ&P Newland Rennie - Tel: 01453 843720

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	13   g	

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or

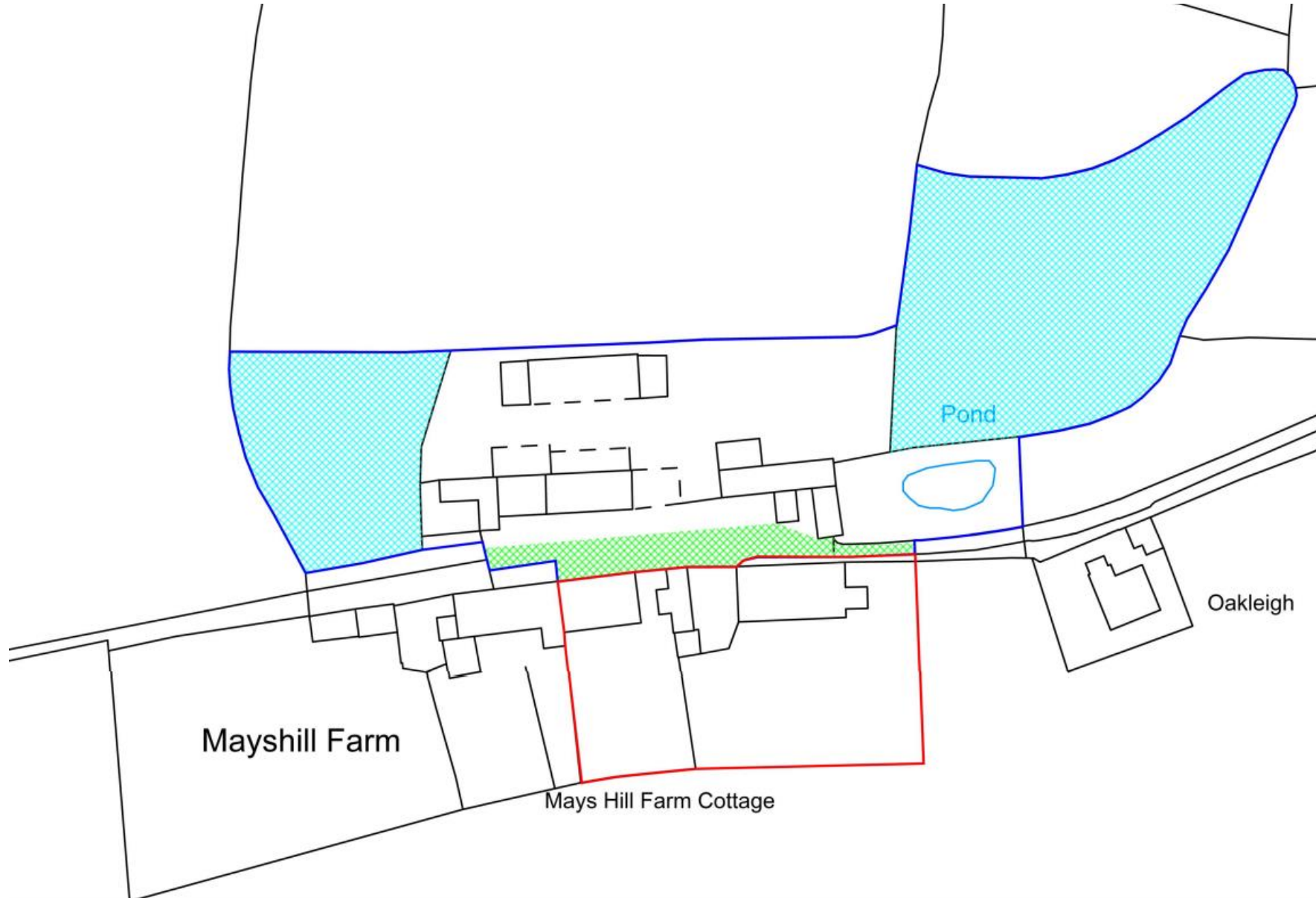






SITE PLAN  
LOT 1 (EDGED RED)  
LOT 2 (EDGED BLUE)

# DJ&P NEWLAND RENNIE



Chepstow  
Cwmbran

01291 626775  
01633 868341

Monmouth  
Lettings

01600 712916  
01291 626775

North Bristol & Glos  
Bristol & Somerset

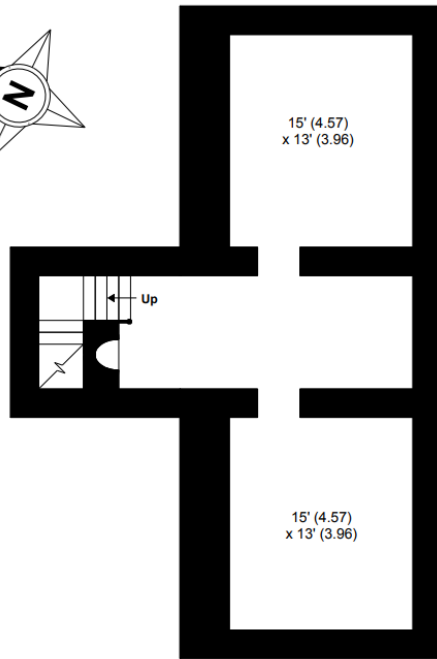
01453 843720  
01934 864300

FLOORPLAN MAYSHILL FARMHOUSE  
(LOT 1)

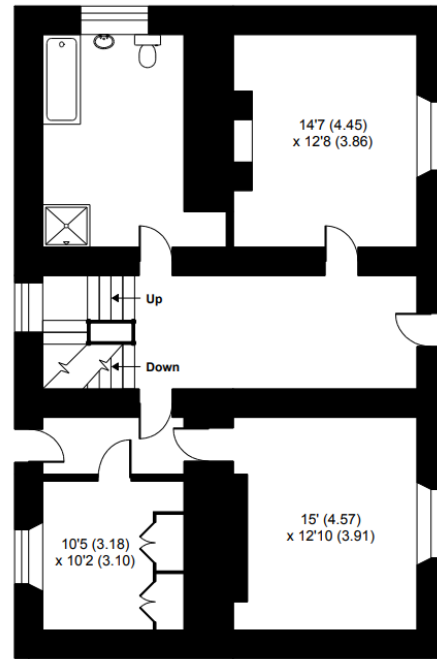
## Mays Hill Farm, Mays Hill, Frampton Cotterell, Bristol, BS36

Approximate Area = 4006 sq ft / 372.1 sq m

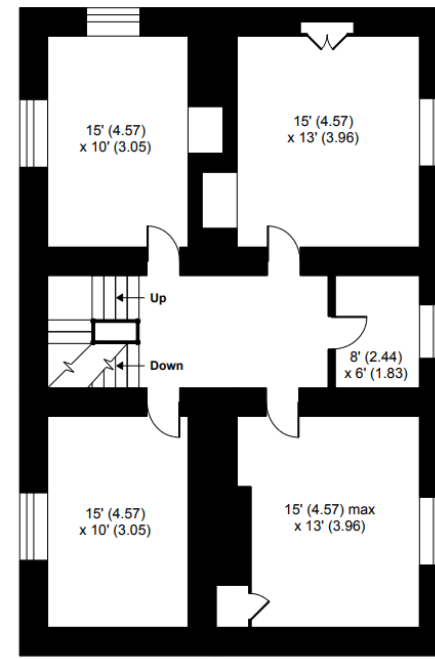
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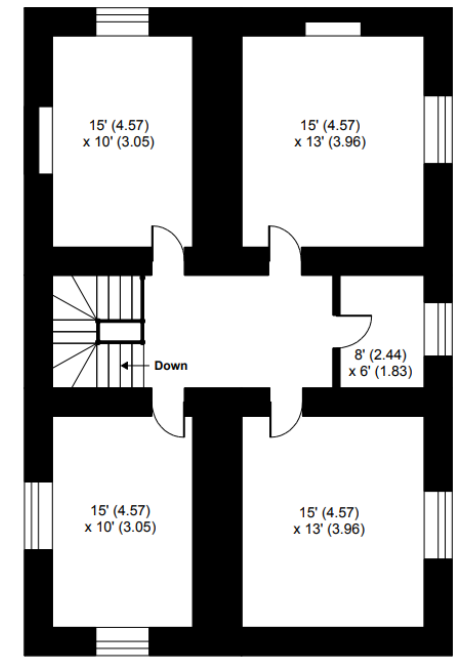
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Chepstow  
Cwmbran

01291 626775  
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Monmouth  
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