



COTSWOLD FARMHOUSE FOR RENOVATION

Lot B - Poole Farmhouse, The Street, Leighterton, Tetbury, GL8 8UN

BK | Bruton Knowles

5 BEDROOM PERIOD FARMHOUSE FOR RENOVATION

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For Sale By Informal Tender – Lot B - Farmhouse for Renovation (Lot A - Residential Development of Farmyard)

On behalf of Gloucestershire County Council, Bruton Knowles is delighted to bring to the market the unique Poole Farmhouse in the Cotswold village of Leighterton, near both Tetbury and Westonbirt/Highgrove. The vacant farmhouse (Lot B) is being marketed alongside the farmyard and outbuildings, which are offered as a separate lot (Lot A), and which benefit from planning permission for a high quality and low density residential development scheme of 3 detached dwellings and a Cotswold stone barn conversion (demolition of farm buildings). A photomontage of the proposed development is included at the end of this brochure. Offers are invited for the farmhouse in isolation or combined with the adjacent development land.

LOCATION

Poole Farmhouse is located to the southern edge of the Cotswold village of Leighterton, a rural, Gloucestershire settlement, close to the market towns (and supermarkets, cafes, restaurants and boutique shops) of Tetbury, Malmesbury, Wotton-under-Edge, Nailsworth and Chipping Sodbury. It supports a primary school, well regarded public house, farm shop, church and duck pond (which Poole Farm overlooks). It is a short distance from the A46, locating it conveniently for connection to the M4 and Bristol. Kemble Station, with direct London Paddington trains, is 12 miles to the east. Nearby is the village of Westonbirt, with its world renowned arboretum, Beaufort Polo Club, public school, and golf course. A short (3.5 mile) drive along the A46 leads to Calcot Manor & Spa, which includes a private membership gym and swimming pool.

DESCRIPTION

Poole Farmhouse comprises a historic and substantial dwelling, predominantly Cotswold stone but with extensions. With an array of period features throughout, the property offers a unique opportunity for refurbishment and reconfiguration to create a singular family residence. Constructed over two storeys with stone elevations under a pitched tiled roof, the period features include a studded door, entrance hall with coat of arms, double tunnelled staircase, stone mullion windows, stone quoins and feature chimney stacks. Extending to an approximate 3,014sqft (280sqm), it sits in a private plot of approximately 0.81 acres (0.32Ha), which is currently split as a garden and two small paddocks. The property is accessed via a private driveway with parking, and a path from the front door leading towards the village, via the village duck pond.

ACCOMMODATION

Ground Floor – Entrance hall, kitchen, dining room, sitting room, side hall, scullary, pantry, stores, porch, stores, WC and boiler room.

First Floor – Five double bedrooms, bathroom and landings



PERIOD FEATURES THROUGHOUT

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PLANNING & ADJOINING SCHEME

The availability of this farmhouse is due to the intended residential redevelopment of the adjacent farm yard, which is being marketed for sale alongside (Lot A). The adjoining development will comprise a premium cul de sac scheme of three large Cotswold stone detached houses and a Cotswold stone barn conversion. All existing modern agricultural buildings are to be demolished. The plans and layout of the adjacent scheme can be viewed here - [LINK](#).

The property is located within the Cotswold District and is situated in both the Cotswold Area of Outstanding Natural Beauty, and the Leighterton Conservation Area.

COUNCIL TAX

Council Tax Band E.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G 15.

SERVICES

The property benefits from mains electricity and water, with an oil fired boiler providing central heating and septic tank drainage. We have not carried out any tests in this regard and purchasers are advised to undertake their own due diligence as to the condition of services on site.

METHOD OF SALE

The property is For Sale by way of **Informal Tender**, which will require all offers to be received by **Noon on Thursday 4th July 2024**. The vendor will not review and respond to any offers prior to this date. Offers should be submitted using the prescribed 'financial proposal form' (available on request) to william.matthews@brutonknowles.co.uk

GUIDE PRICE

Offers in excess of £800,000

LEGAL

Each party to bear its own legal costs incurred in the transaction. The property is offered Freehold with vacant possession. The property will not be subject to any shared vehicular access and the development site is to be accessed separately. Rights may be reserved in relation to services and during construction. The Vendor intends to retain an overage of 50% on the garden/paddock land should planning permission be secured for an additional dwelling, for a period of 50 years. This will not apply to renovation or extension to the existing farmhouse.



VIEWING & FURTHER INFORMATION

An Information Pack has been prepared which provides information on Method of Sale, EPC, nearby services apparatus and floor plans. The farmyard re-development scheme information is also available.

Viewings and consultant inspections are strictly by appointment only and on the following fixed viewing days:

- 11.00 to 14.00 - Friday 7th June 2024
- 11.00 to 14.00 - Friday 14th June 2024
- 11.00 to 14.00 - Friday 28th June 2024

To arrange a viewing, please contact Anna Renton by email: anna.renton@brutonknowles.co.uk or on 07511 226464

VIDEO FLY OVER

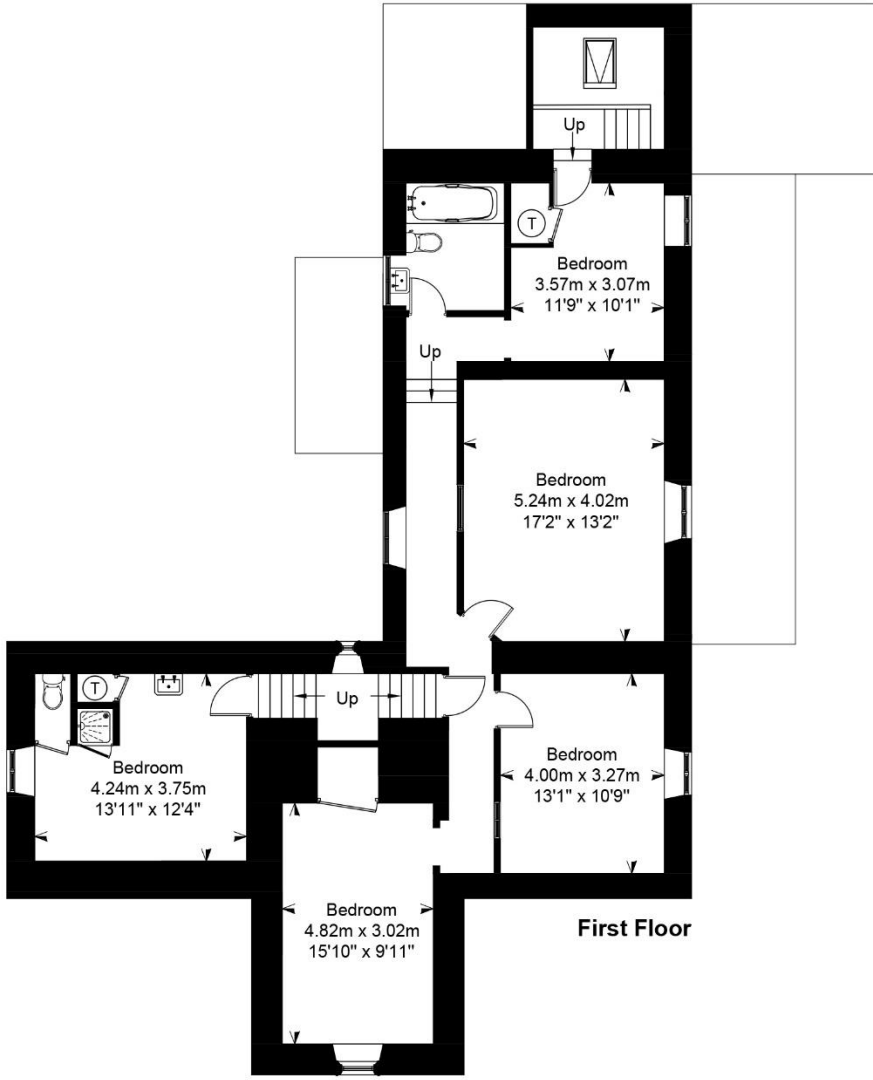
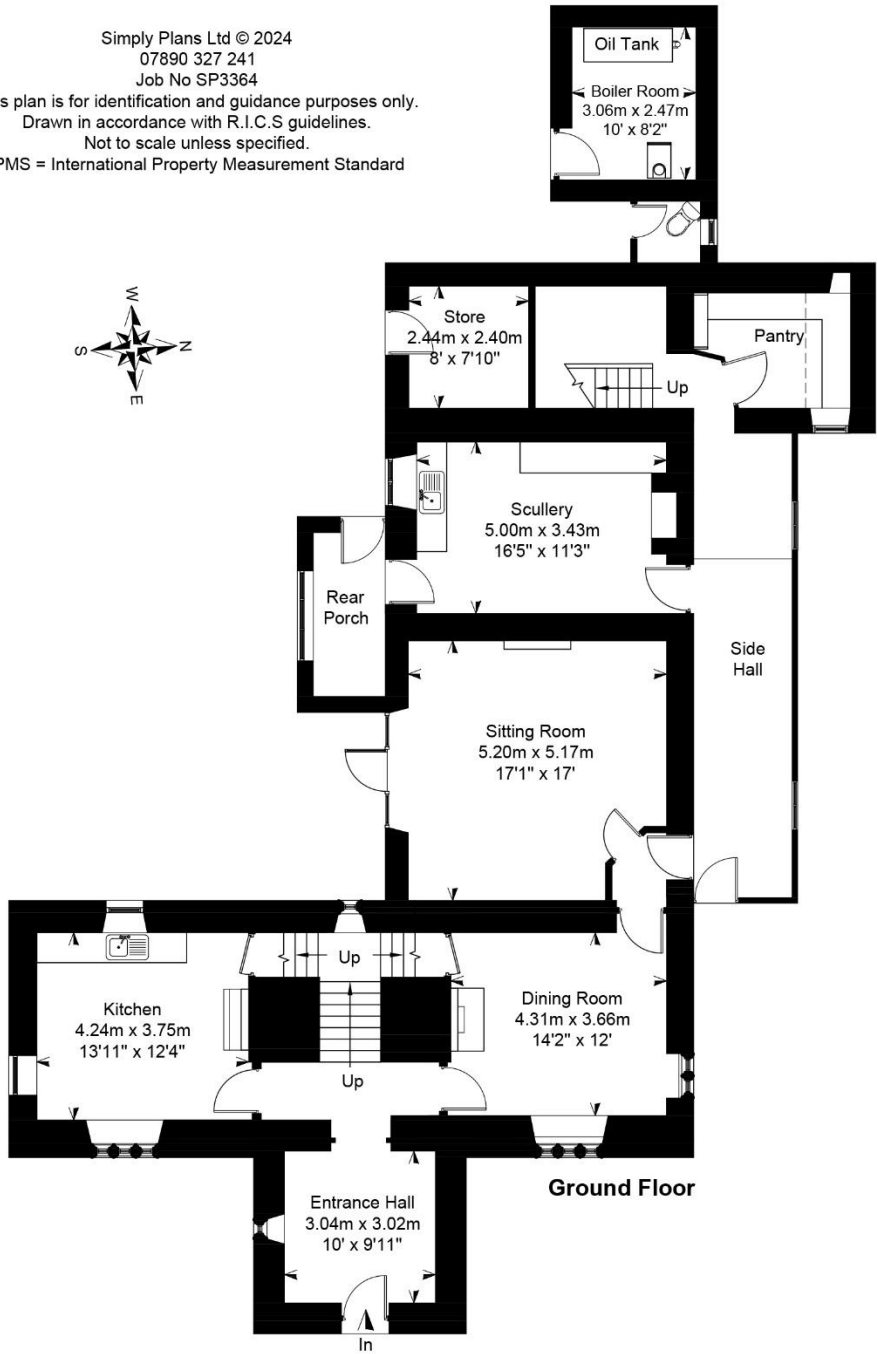
Lot A - [Link](#) & Lot B - [Link](#)

SUBJECT TO CONTRACT - MAY 2024



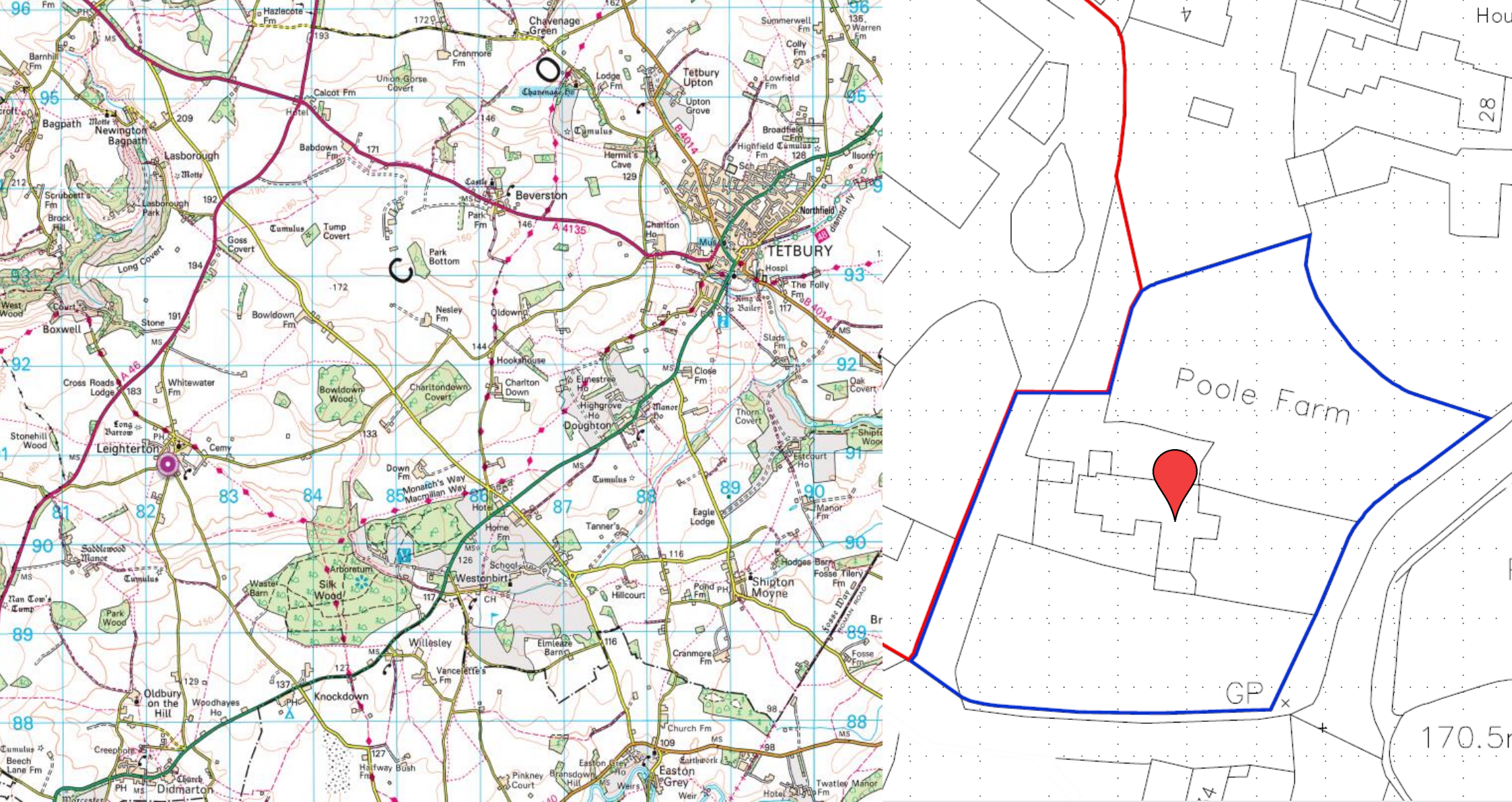
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 07890 327 241
 Job No SP3364
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

	Approximate IPMS2 Floor Area
House	280 sq metres / 3014 sq feet
Store	5 sq metres / 54 sq feet
Boiler Room	7 sq metres / 75 sq feet
Total	292 sq metres / 3143 sq feet



Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.





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 The Property Ombudsman

 **RICS**
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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



For Illustrative Purposes Only



Photomontage of development scheme