



**The Barn at Arlingham,
Church Road, Arlingham,
Gloucestershire, GL2 7JL**

W3W

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BK | Bruton Knowles

The Barn at Arlingham, GL2 7JL

A traditional brick barn, formerly used for agricultural

A well located brick barn with possible development potential, set in approximately 0.30 acres, overlooking agricultural fields.

- Stroud—11.5 miles
- Gloucester— 14.3 miles
- Cheltenham—21.8 miles
- Bristol —32.3miles



LOCATION

The Barn is located in Arlingham, a quiet rural village in the Stroud District of the Cotswolds.

The Barn is situated down a single track, no through road on the edge of the village. The village is rife with history, possibly going back as far as the Stone Age.

The property is well located with access to Birmingham and Bristol via the M5 at Junction 13, which lie a mere 8.5 miles to the south east.

DESCRIPTION

The Barn comprises of a quaint two storey red brick former agricultural building, set in approximately 0.3 acres of level pasture.

The property will be accessed via a full right of access off the classified highway.

There is a public footpath on the eastern boundary of the plot and a bridlepath to the south.

The site will need to be fully fenced with stock proof fencing by the vendor within 3 months of the completion date.

PLANNING

The property is outside the Cotswold Area of Outstanding Natural Beauty. The barn has potential to be converted to alternative uses subject to obtaining the necessary planning consent.

Planning has previously been refused for a change of use and extension to the existing brick barn to create a farm shop and facilities, including a new access (ref: S.22/0631).

LOCAL PLANNING AUTHORITY

Stroud District Council

Tel: 01453 766321





SERVICES

There are currently no services connected to the site. We believe there is a mains water and electricity connection nearby.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The property is not elected for VAT.

VIEWINGS

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

HEALTH AND SAFETY

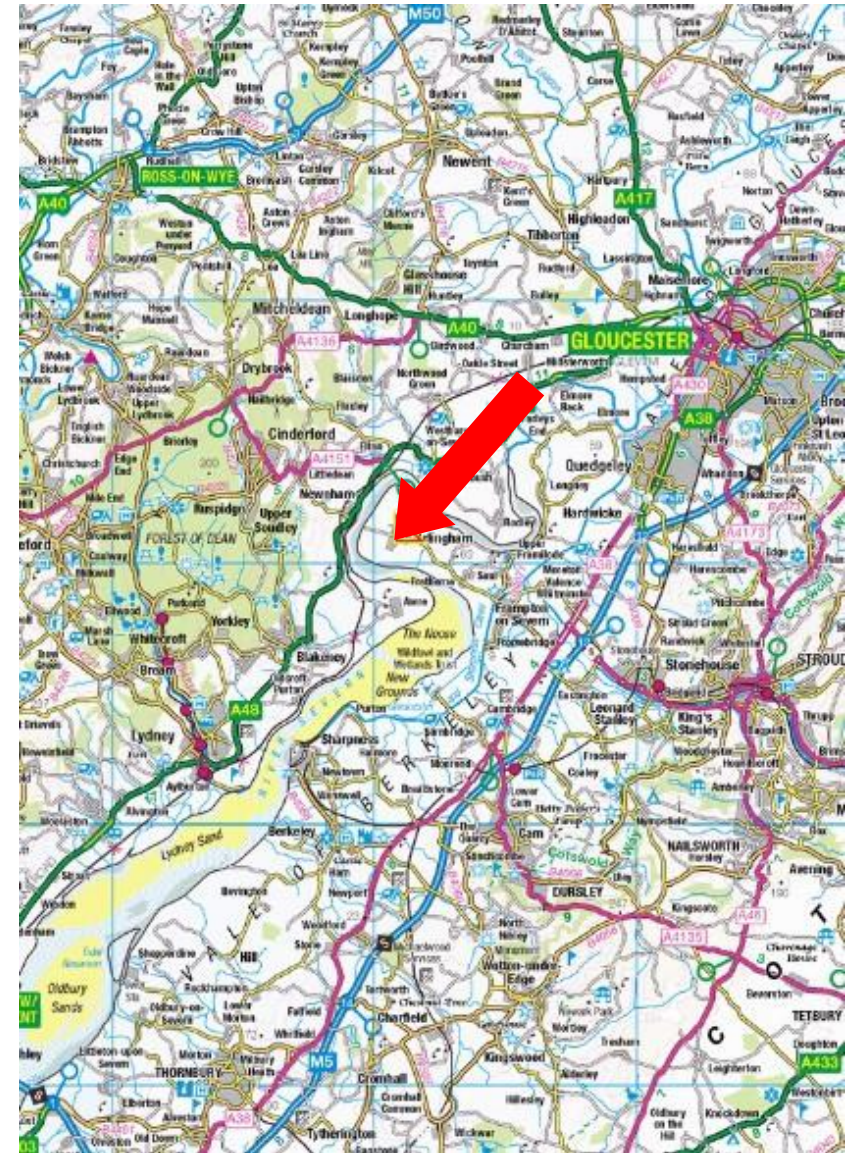
The site is still in operation and given the potential hazards of moving vehicles, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please do not enter the former agricultural building.

OFFERS

The property is For Sale by way of Informal Tender. Offers should be received by Wednesday 21st August 2024 on the attached tender form to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

eleanor.isaac@brutonknowles.co.uk



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details and photos prepared July 2024.



CHURCH ROAD

Arlingham Court
(site of)

Bruton Knowles Gloucester
Olympus House, Olympus Park,
Quedgeley, GL2 4NF
01452 880000
Ellie Isaac MRICS
eleanor.isaac@brutonknowles.co.uk

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POUND LANE

FORM OF INFORMAL TENDER – Barn at Arlingham, Church Road, Arlingham, GL2 7JL

Informal Tenders Closing Date: Noon on Wednesday 21st August 2024

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer

Complete as appropriate:

- My/Our position is:
1. Cash Purchaser(s)
 2. Finance required (no property to sell)
 3. Subject to sale of current property
 4. Other

Name: _____
Please Print

Firm Address: _____

Email: _____

Phone: _____

Name: _____
Please Print

Address: _____

Tel No: (H) _____ (W) _____ Date _____

Email: _____ @ _____

Signed: _____

**SOLICITOR
DETAILS**

YOUR DETAILS

This form is to be returned no later than 12 Noon on Wednesday 21st August 2024 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached from to eleanor.isaac@brutonknowles.co.uk marked "**Barn at Arlingham/ERI**"

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower