



Properties, Land, and Buildings at Owlpen
Dursley, Gloucestershire



Properties, Land, and Buildings

Owlpen, Dursley

Gloucestershire

A collection of properties arranged broadly within a ring fence located in a desirable Cotswold location

Dursley 5 miles, Tetbury 7 miles, Stroud 8 miles, Cirencester 16 miles

Approximately 34.35 acres (13.90 ha) in total

Available as a whole or in up to 4 lots

Lot 1: Cotswold stone house set within about 3.30 acres (1.34 ha)

Lot 2: Woodyard extending to about 2.63 acres (1.07ha)

Lot 3: About 24.88 acres (10.07 ha) of arable land

Lot 4: 3 bedroom cottage set within in a tur-reted stable courtyard, about 3.54 acres (1.43

Overview

Bruton Knowles has been instructed to offer by freehold sale a small portfolio of properties situated adjacent to the picturesque Owlpen Valley.

The portfolio comprises four distinct properties which include a Cotswold stone, three-bedroom house; woodyard; three-bedroom cottage set within a Listed stable yard; and arable land. The four lots are arranged broadly within a ring fence separated only by the B4058 Bath Road.

The properties are situated in such a way that they are available for sale in lots, a combination of lots, or as a whole portfolio.



Lot 1: Owlpen Lodge

Dursley, Gloucestershire, GL11 5BY

Location

Owlpen Lodge is situated directly east of the B4058 Bath Road, positioned between Nympsfield and Kingscote. Dursley offers a good range of local amenities, and the property is well accessed by road with the A46 and Junction 13 of the M5 within 7 miles.

The Property

A traditional Cotswold stone house with later alterations, situated to the west of its own 3.30 acre plot. The accommodation is arranged over two floors with a country kitchen/breakfast room, pantry, sitting room, entrance hall, and downstairs bathroom to the ground floor and three bedrooms and family bathroom to the first floor. A well sized garage adjoins the property and is accessible both externally and via the inside of the house.

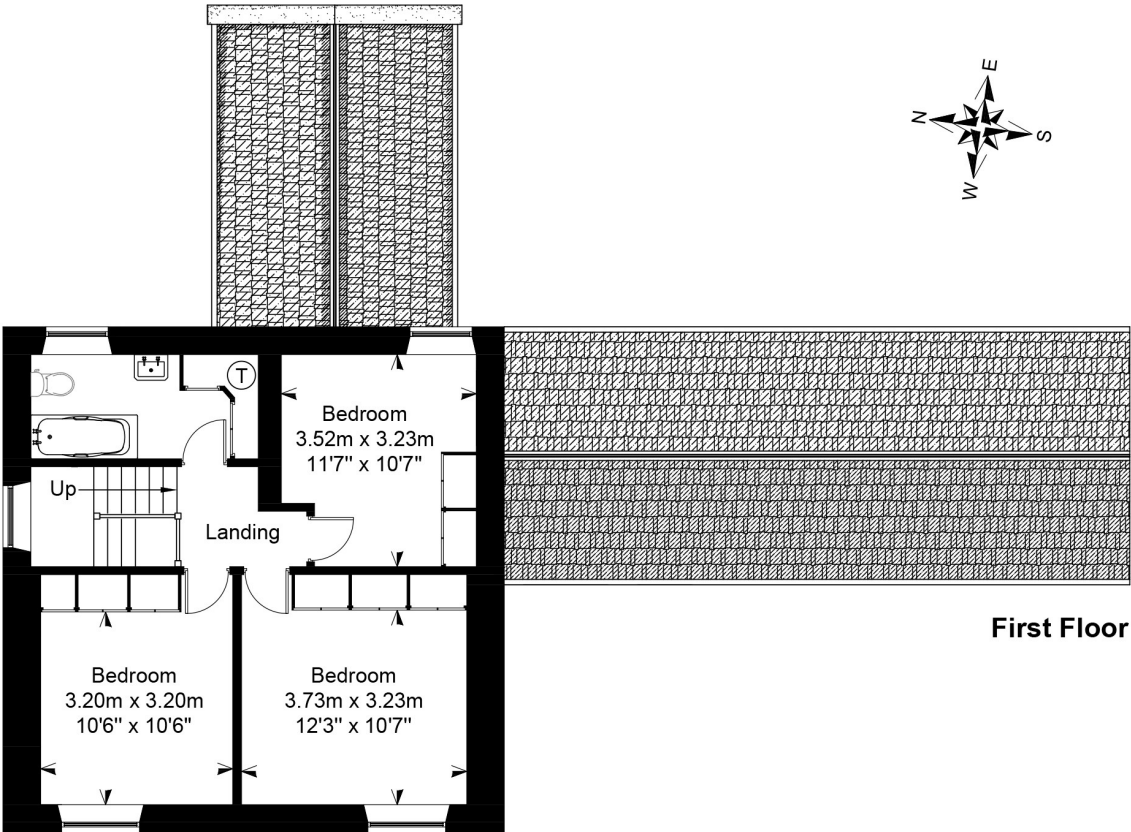
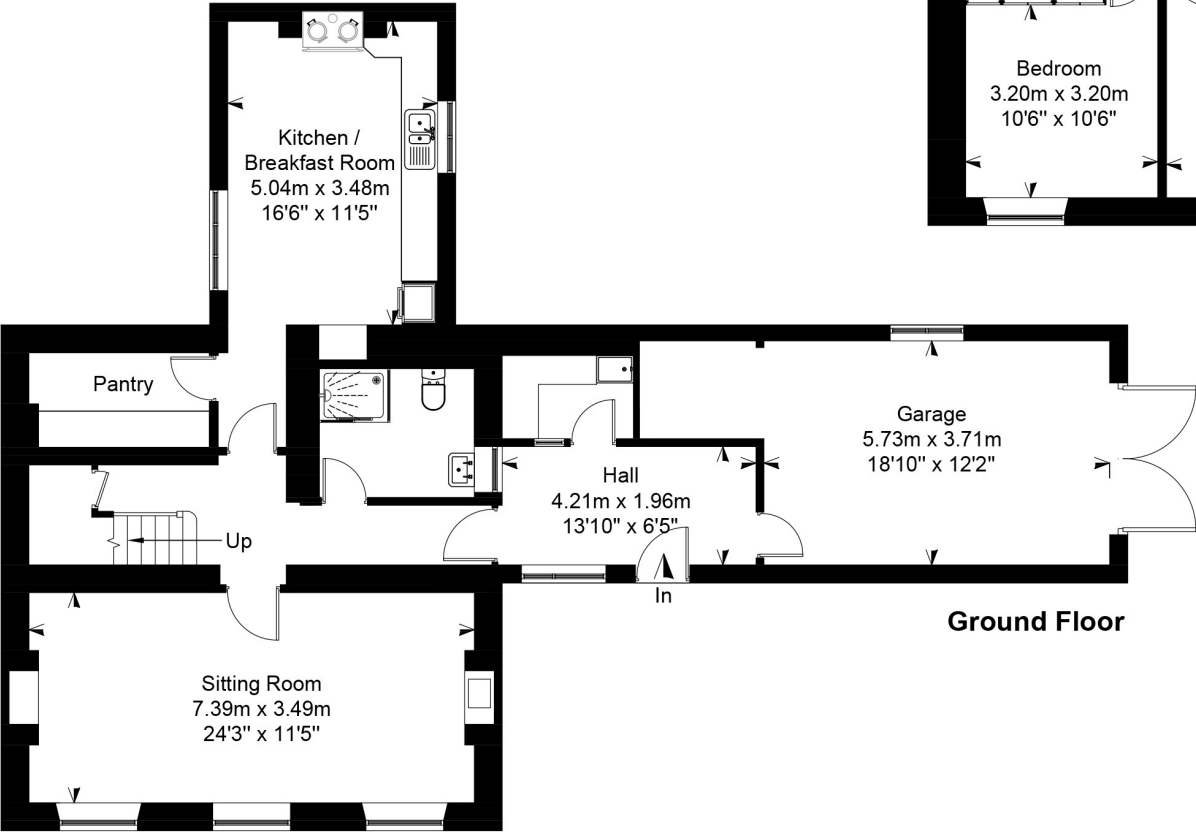
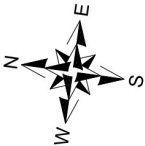
Owlpen Lodge offers tremendous scope for further modernisation or extension of the living space to create an attractive family home set within over 3 acres of its own land. It should be noted that the property is not listed.

Outside, a long surfaced driveway provides direct access from the adjacent road. Small areas of lawn extend around the house with a collection of mature trees to the north. The pasture extends to the east of the property and comprises approximately 3 acres of level grass with far reaching viewings over the adjacent farmland. Separate vehicular access to the land is possible via a field gate to the southwest corner of the field.



Owlpen Lodge, Dursley, Gloucestershire

Approximate IPMS2 Floor Area	
House	141 sq metres / 1518 sq feet
Garage	24 sq metres / 258 sq feet
Total	
	165 sq metres / 1776 sq feet



Lot 2: The Woodyard

Dursley, Gloucestershire, GL11 5BY

Location

The woodyard is situated directly west of the B4058 Bath Road and is accessed via a surfaced driveway. Much like Owlpen Lodge, The Woodyard is well accessed by road, with the wider county easily accessible via the A46, B4066, and M5 motorway.

The Yard

The buildings comprise: A 3 bay open sided pole barn; a 6 bay steel portal framed building with Yorkshire board cladding; a 6 bay Atcost building with adjoining pole framed lean-to on each side; and several smaller wooden structures. The yard and buildings provide scope for continued use, conversion to residential, or diversification into activities such as equine, storage, or light industrial (subject to planning consent).

The woodyard is currently occupied by a firewood producer under a contracted out commercial lease. The yard is sold freehold, subject to the current tenancy. Further details are available from the vendor's agent.



Lot 3: Land at Owlpen Dursley, Gloucestershire, GL11 5BY

Location

The land is situated directly west of the B4058 Bath Road and is accessed via the same surfaced drive way as the woodyard. An additional access point is available via a right of way over the adjoining Raffles Forest School further north along the 4058.

The Land

The land comprises just over 25 acres of undulating arable land in a single parcel. The land gently dips towards the bordering wood on its western boundary with a small band of mature woodland running the length of its eastern boundary along the B4058. This band of woodland is occupied by Raffles Forest School and is not included in the sale.

Access to the land can be taken via the surfaced access track situated off the B4058, leading to a field gate located in the southeast corner of the field. Alternatively, a right of way over the adjacent woodland occupied by Raffles Forest School has been retained, providing a second direct access point onto the B4058.

The land is currently entered into a Sustainable Farming Incentive (SFI) agreement. Further details are available from the selling agent.



Lot 4: The Stable Yard (Stable Cottage)

Dursley,
Gloucestershire,
GL11 5BY

Location

Stable Cottage and the adjoining stable yard are situated directly south of the woodyard benefiting from the same direct road access of the B4058 Bath Road.

Stable Cottage

Stable Cottage forms part of a turreted Cotswold stone stable yard and forms part of the original staff accommodation associated with the former mansion. The property is constructed of Cotswold stone under a slate roof with attractive stone mullioned windows. The property is terraced between No. 1 Stable Cottage (in separate ownership) and the stable outbuildings.

Internally the accommodation briefly comprises; dining room, kitchen, sitting room, cloakroom/W.C., two double bedrooms, a third single bedroom, study, and family bathroom.

Stable Cottage Outbuildings

The Stable Cottage outbuildings are attached to Stable Cottage and comprise a range of ornate Cotswold stone stables and coach houses. The stables and coach houses retain most of their original features including internal stable partitions, doors and flooring. Incorporating the loft of the stable block, the buildings offer approximately 3,800 sq ft of unconverted space prime for residential conversion, subject to gaining planning consent.

Overall, the site sits within approximately 3.5 acres of pasture and woodland.



General

Property Schedule:

Lot	Property	Council Tax Band (2024/25 payment)	EPC Rating	Water	Electricity	Heating	Drainage
1	Owlpen Lodge	F (£3,096.77)	G	Mains	Mains	Solid Fuel	Private*
2	The Woodyard	-	-	Mains	Mains	-	-
3	Arable Land	-	-	Mains	-	-	-
4	Stable Cottage	E (£2,620.35)	F	Mains	Mains	Oil Fired	Private*

*Buyers should satisfy themselves with the age and specification of the private drainage systems before making a formal offer.

Occupation: Lots 1, 3 and 4 are offered for sale freehold with vacant possession on completion. Lot 2 is sold freehold, subject to the existing tenancy.

Method of Sale: The properties are offered for sale as a whole, or in up to 4 lots by private treaty.

Sporting, timber and mineral rights: All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

One public right of way crosses the arable land adjacent to the northern boundary.

Designations: The properties lie within the Cotswold Area of Outstanding Natural Beauty (AONB); Stable Cottage incorporating the stable yard is Grade II Listed, Owlpen Lodge is not a listed property.

Local authority: Stroud District Council, Ebley Mill, Westward Road, Ebley, Stroud, GL5 4UB. www.stroud.gov.uk

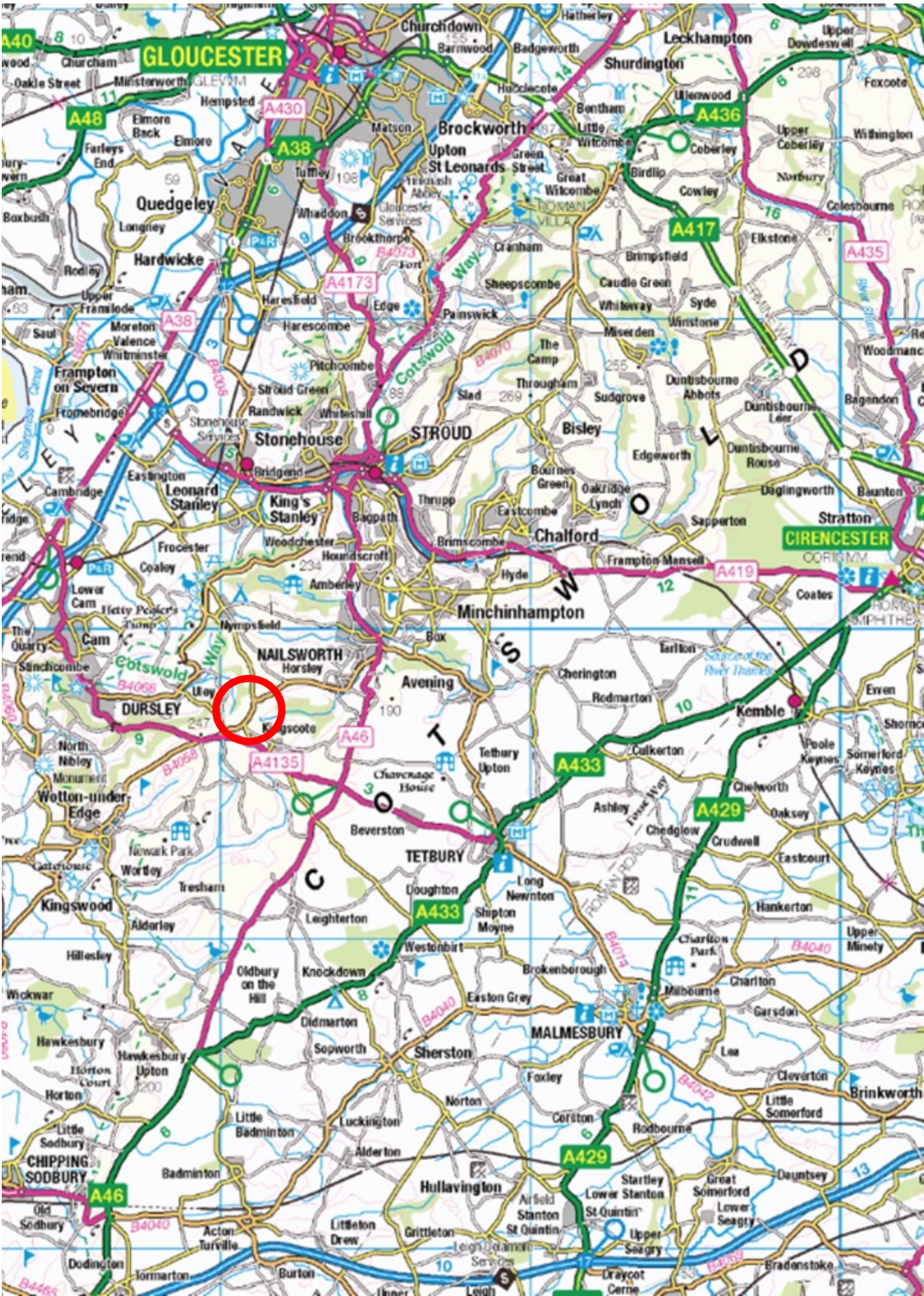
VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supple for the purposes of VAT, such tax will be payable in addition.

Solicitors: Richard T Bate & Co Solicitors, 20 Market Place, Tetbury, Gloucestershire, GL8 8DD

Health and safety: Given the potential hazards of a working yard, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

Viewing: All viewings are strictly by confirmed appointment with Bruton Knowles, 01452 880000.

Guide price: Lot 1: Offers in excess of £825,000; Lot 2: Offers in excess of £350,000; Lot 3: Offers in excess of £325,000; and Lot 4: Offers in excess of £650,000.





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