

Lowbands Farm

Pendock Road, Redmarley, GL19 3LG



- 12.82 acre smallholding
- Five-bedroom farmhouse in need of modernisation
- Range of traditional outbuildings

For Sale

brutonknowles.co.uk

Lowbands Farm, Pendock Road, Redmarley, GL19 3LG

Guide Price £900,000 Freehold



Introduction

An excellent opportunity to acquire a traditional smallholding dating back to 1861, comprising a traditional farmhouse and outbuildings in need of renovation, and pasture land extending in all to just over 12 acres.

Ledbury 6.6 miles, Tewkesbury 8.7 miles, Gloucester 13.2 miles, Cheltenham 16.1 miles, and M50 J2 2 miles.



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Location

Lowbands Farm is located directly off Pendock Road just outside the village of Redmarley. Access to the property is taken through the archway of a traditional barn situated adjacent to the farmhouse.

Description

Lowbands Farmhouse is an unlisted, detached five-bedroom property of traditional red brick with a clay tile roof. The property is set over two floors and a cellar with a utility, kitchen, dining room, sitting room, and drawing room on the ground floor and five bedrooms and a bathroom on the first floor. A date stone to the front of the property states a construction date 1866, whilst later alterations have been made past this date, the property retains several original period features and presents the opportunity to create a substantial and characterful family home.

A large, mature garden extends to the west of the farmhouse and is bound by mature trees, shrubs, and hedging. The farmyard and traditional buildings extend to the east of the property.

Accommodation (Approx. GIA)

	Sq ft	Sq m
House	2,583	240
Cellar	312	29
Total	2,895	269

Council Tax

The Council Tax Band is G (£3,749.56 Charges 2025 to 2026)

Farm Buildings

The buildings at Lowbands Farm are mostly situated adjacent to the farmhouse and briefly comprise: a former dairy dated 1861 constructed of traditional red brick, an adjoining traditional red brick building of similar construction, a four bay timber framed shed, a traditional red brick building being two storey in part with two adjoining brick built stables, and a six bay steel framed Dutch barn. A further two timber framed cart sheds are situated in areas of overgrowth.

The buildings have been utilised for agricultural and storage purposes, however with the correct permissions they could provide scope for a wide range of alternative uses.

Land

The property as a whole extends to some 12.82 acres with approximately 10.54 acres being permanent pasture sub divided into five well sized paddocks. The boundaries are hedged with post and rail fencing in part.

Planning

The property is situated within the Local Authority of the Forest of Dean District Council. It should be noted that the farmhouse and outbuildings are not listed.

Services

We understand the property is connected to a mains electricity and water supply. The mains supply of water is to the land only, the farmhouse is connected to a private well supply. Oil-fired central heating, private drainage system. Any potential purchaser should satisfy themselves with the age and specification of the private drainage system before making a formal offer.

Method of Sale

The property is for sale as a whole by private treaty.

Legal Costs

Each party is responsible for their own legal and professional fees.

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

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.

Energy performance certificate

The property is Rated – E.

Viewing

Strictly by appointment only. Please call Bruton Knowles on 01452 880000 to arrange an appointment.

Health and Safety for Viewers - Given the potential hazards on farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details above to arrange a viewing.

Subject to Contract May 2025

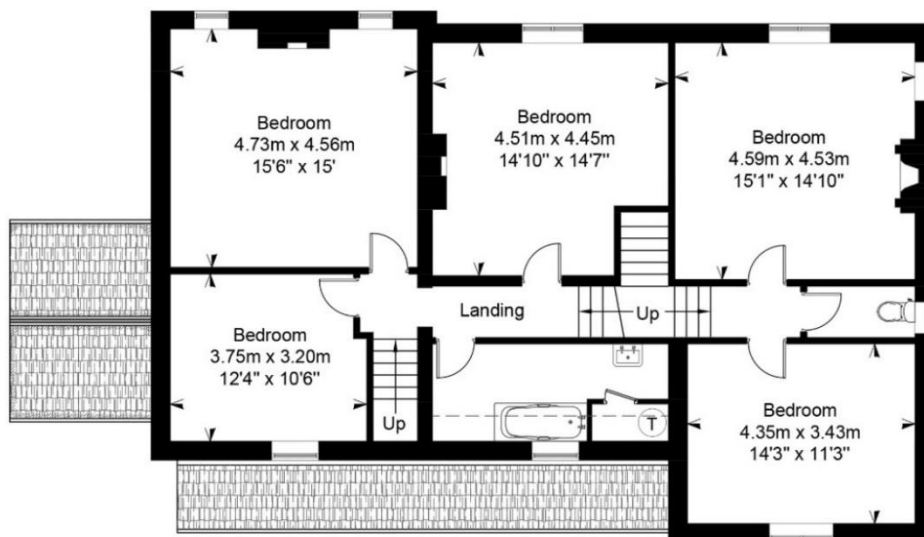
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further 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 purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **May 2025**.

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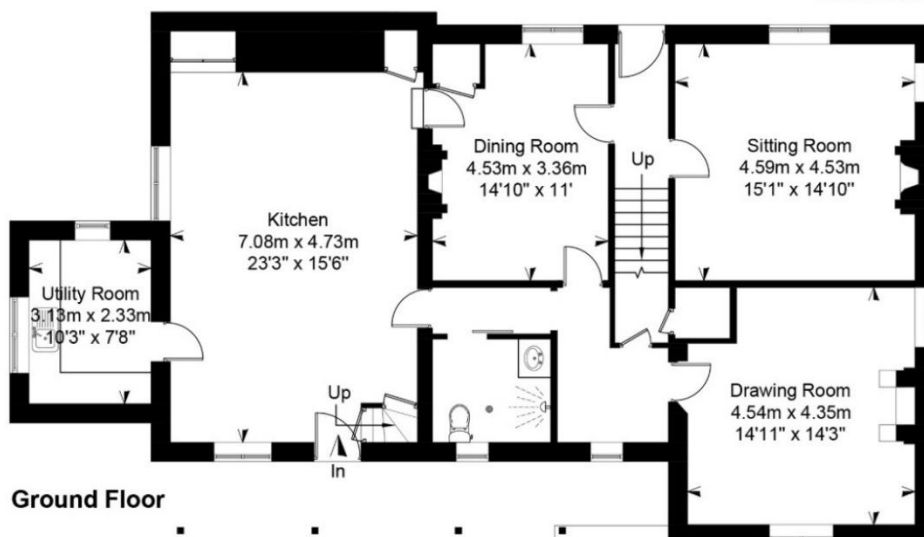
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Lowbands Farm, Pendock Road, Redmarley, Gloucestershire



First Floor

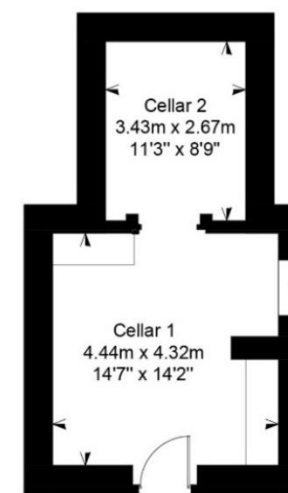


Ground Floor

House	Approximate IPMS2 Floor Area
Cellar	240 sq metres / 2583 sq feet
Total	269 sq metres / 2895 sq feet

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07890 327 241
Job No SP3765

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



Cellar

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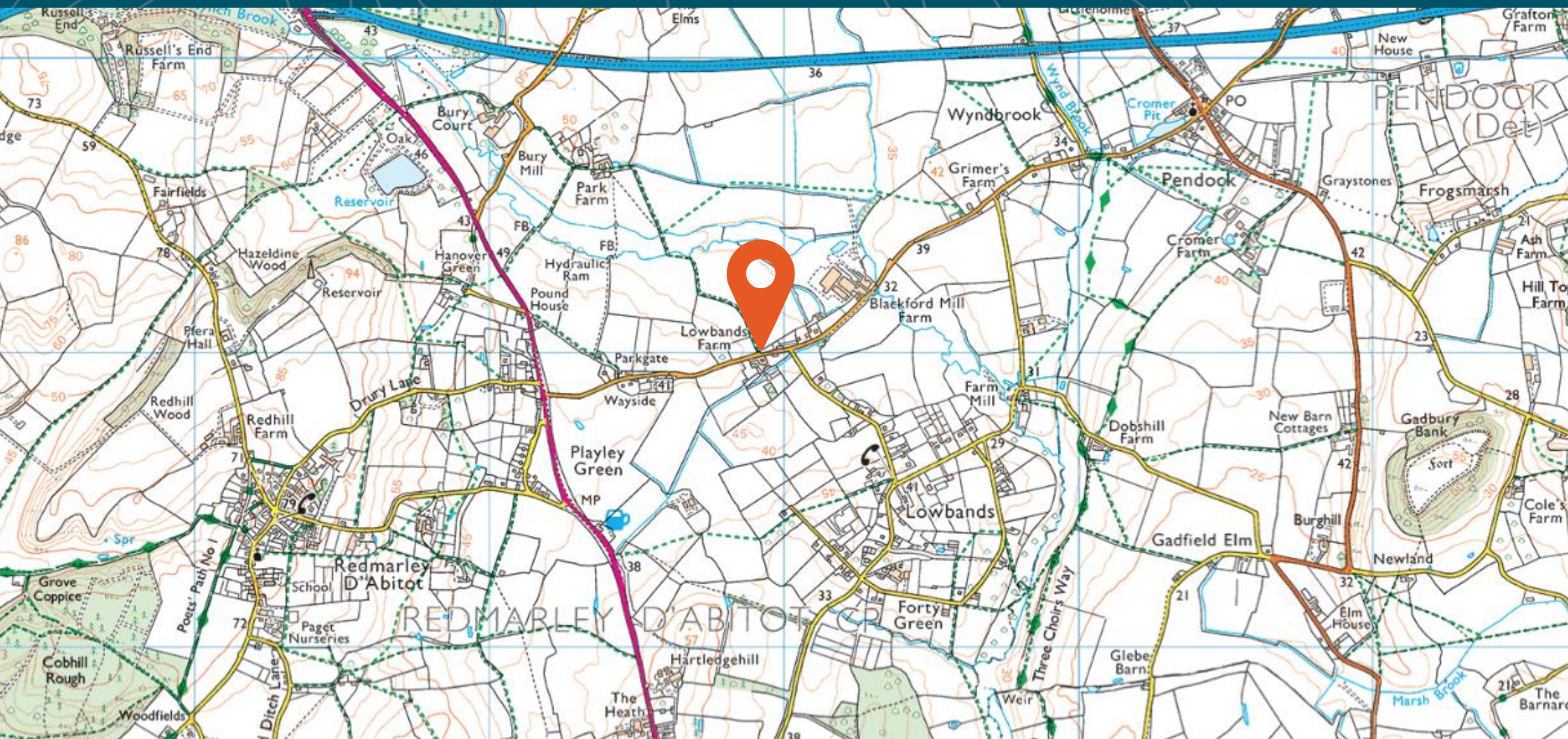
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered 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.

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