MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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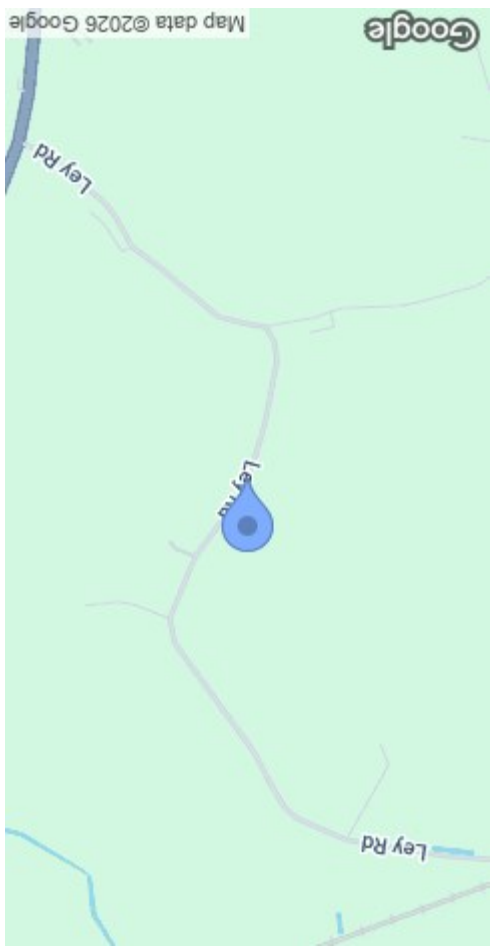

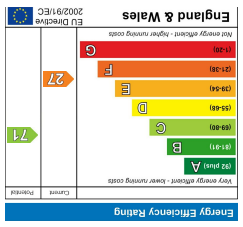

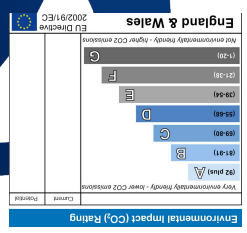

Hooks Farm Ley Lane
Minsterworth GL2 8JU

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £950,000

For sale on behalf of Gloucestershire County Council, A FANTASTIC OPPORTUNITY to acquire a SMALLHOLDING comprising SPACIOUS FOUR / SIX BEDROOM PERIOD FARMHOUSE, an ARRAY OF AGRICULTURAL BUILDINGS to include CATTLE SHEDS and a DUTCH BARN, set within GARDENS, and PASTURE LAND OF APPROXIMATELY TWELVE ACRES, situated in a GLORIOUS UNSPOILT RURAL LOCATION, all being offered with NO ONWARD CHAIN. ** VIEWING BY APPOINTMENT ONLY **.

Minsterworth village offers a Village Hall, Church, Butchers, Water Ski Club, Care Home and the Harvey Centre for Education. The city centre of Gloucester is approximately 4-5 miles away for more comprehensive facilities and access to the M5 motorway for connection with the M50 motorway, linking up the Midlands and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.

AGENT'S NOTE
All formal offers to be put in writing to Steve Gooch Estate Agents.

FARMHOUSE
The main farmhouse is in need of modernisation and has up to six bedrooms set over three floors. The accommodation briefly comprises:

GROUND FLOOR
- Lounge (17'7 x 14'6)
- Kitchen (16'7 x 10'5)
- Diner (14'4 x 13'2)
- Utility (15'3 x 7'6)
- Bathroom (10'8 x 11'5)
- Two receptions

FIRST FLOOR
- Bedroom 1 (15'1 x 13'6)
- Bedroom 2 (18'1 x 15'2)
- Bedroom 3 (16'6 x 10'5)
- Bedroom 4 (12'2 x 12'1)

SECOND FLOOR
- Bedroom 5 (13'7 x 13'3)
- Bedroom 6 (15'3 x 9'9)

OUTSIDE
A barn door, to the side of the property, gives access into:

CELLAR AREA
34'0 x 12'0 (10.36m x 3.66m)
Door leads back into the under stairs area within the main property.

OUTSIDE
A formal garden wraps around the front and side of the property which is laid to lawn, all enclosed by fencing with field gate access into the front paddock.

The property is approached via a private driveway which leads to a main yard with access to the farm buildings. The buildings briefly comprise as follows:

MODERN CATTLE SHED ONE
75' x 47' (22.86m x 14.33m)

CATTLE SHED TWO
75' x 30' (22.86m x 9.14m)

DUTCH BARN
30' x 20' (9.14m x 6.10m)
Attached to the barn is:

ATTACHED BLOCK BUILT STABLE plus

DILAPIDATED BRICK FEEDING PEN

CATTLE BARN 3
60' x 30' (18.29m x 9.14m)
These cattle sheds have yard areas to all sides and gated access into the surrounding paddocks.

CATTLE BARN 4
60' x 23' (18.29m x 7.01m)

CATTLE BARN 5
60' x 30' (18.29m x 9.14m)

CATTLE BARN 6
89' x 29' (27.13m x 8.84m)

SLURRY POND

ADDITIONAL AGENT'S NOTE
The land is to be sold with an overage clause of 50% over a period of 30 years for any new residential development. The existing house and buildings will be exempt from the overage clause.

There are public rights of way crossing the property, please call the office for further information.

Bats and Newts may be present at the property. Prospective purchasers will need to arrange and undertake their own surveys.

SERVICES
Mains water and electricity, septic tank, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester, proceed along the A48 passing through Minsterworth towards Chaxhill. Continue past the turning for Oakle Street, up the hill and take the next turning right into Ley Lane signposted 'Lower Ley / Upper Ley". Proceed along this lane for approximately one mile (bearing right when you reach a fork in the road) and the entrance to Hooks Farm will be found on your left hand side as marked by our 'For Sale' board.

what3words - ///aside.elevates.gladiators

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).