



TICKSHILL BARNS

ULEY | DURSLEY | GLOUCESTERSHIRE



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A SUPERB OPPORTUNITY TO ACQUIRE AN EXCELLENT BLOCK AND STONE BUILT BARN WITH PLANNING CONSENT FOR CONVERSION TO AN IMPRESSIVE MODERN FOUR-BEDROOM COUNTRY RESIDENCE WITH STEEL PORTAL FRAMED BUILDING SET WITHIN 1.22 ACRES OF Paddock WITHIN THE GLORIOUS GLOUCESTERSHIRE COUNTRYSIDE.

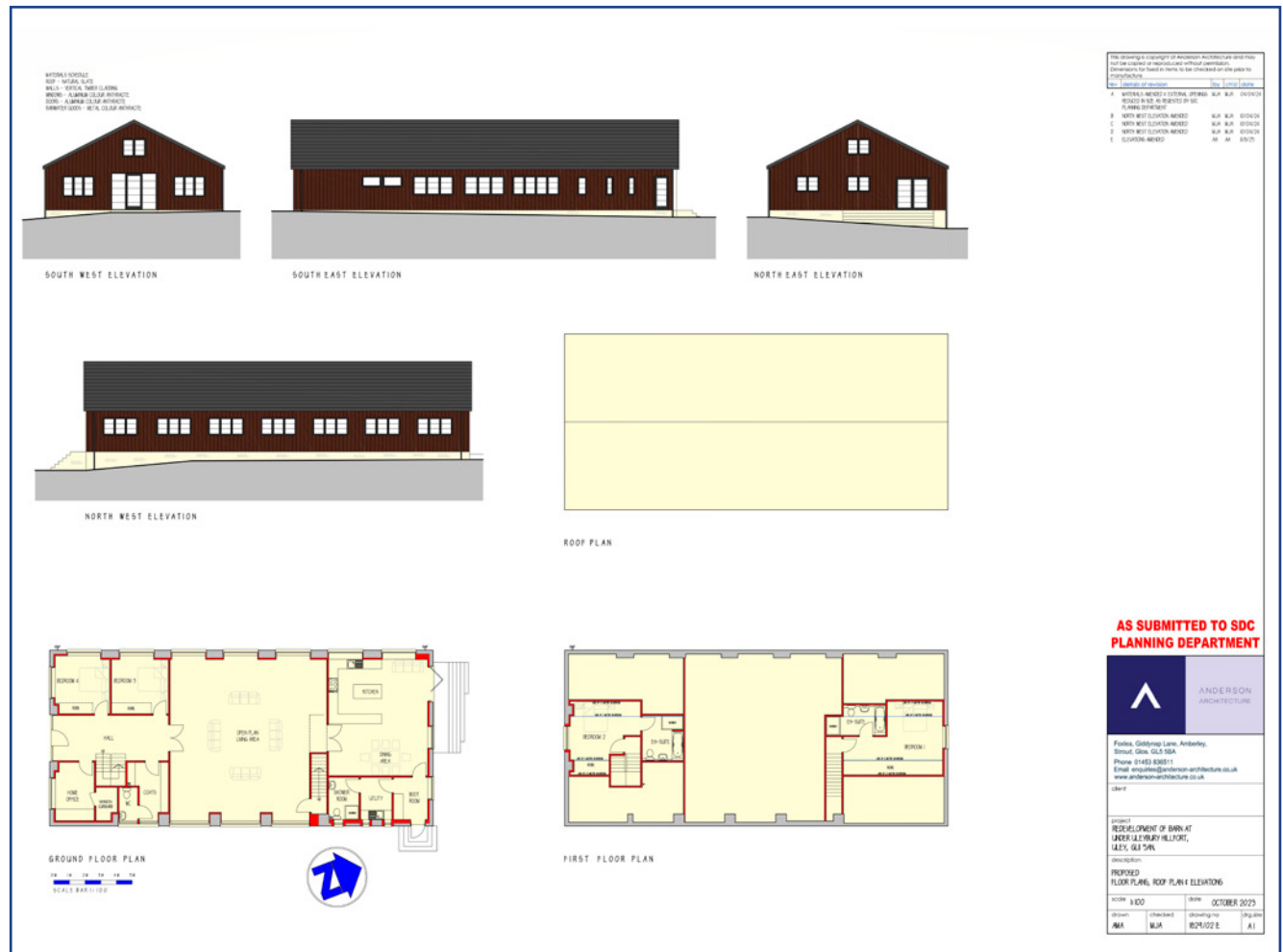
The property is just one mile away from the historic village of Uley and the B4066 offering superb accessibility to Dursley, the A38 and M5 to the west.

- Superb location and position within open countryside •
 - Secluded rural location close to Uley •
 - Detached traditional block built barn •
 - Planning consent for conversion to a modern detached four-bedroom residence •
- Located close to the historic settlement of Uley, close to the town of Dursley with good accessibility to Bristol to the south-west and Gloucester and Cheltenham to the north-east •
- Spacious plot and garden curtilage and level 1 acre paddock •
 - Useful four-bay steel portal framed fully enclosed general purpose agricultural building •
 - Mains water and electricity close by •
- Extending in total to approximately 1.22 acres (0.50 hectares) •

DISTANCES FROM TICKSHILL BARN

Uley 1 mile • Dursley 2.2 miles • Cam 2.7 miles
 Wotton-under-Edge 6.3 miles • Minchinhampton 8.6 miles
 Stroud 8.7 miles • Gloucester 16.5 miles • Cheltenham 23.4 miles
 Bristol 25.3 miles • Tewkesbury 26.3 miles • London 112 miles
 Cam and Dursley Railway Station 3.8 miles
 Stroud Railway Station 8.6 miles
 Bristol Parkway Railway Station 21.4 miles
 Bristol Airport 34 miles • London Heathrow Airport 98.3 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Tickshill Barns benefits from an excellent location and situation within open countryside with views of Cam Long Down to the north-west, Downham Hill to the south-west and backing onto the side of Uley Bury Hillfort to the east. The property is positioned one mile to the west of the village of Uley and less than two miles east of the town off Dursley with excellent access to the A38 and M5.

The village of Uley offers an excellent range of local amenities including Uley Community Stores and Post Office, Uley Surgery, Uley Brewery, The Old Crown Inn, Prema Arts Centre, St Giles Church, Uley Village Hall and Uley C of E Primary School.

The town of Dursley and adjoining village of Cam are 2.2 and 2.7 miles west of the property respectively offering an excellent range of primary and secondary schools including Dursley C of E Primary School, Cam Woodfield Infant School, Cam C of E Primary School, Rednock School and The Peak Academy. Dursley and Cam offer a range of traditional shops and businesses and also offers an extensive range of shops, bars, restaurants, supermarkets surgeries and Vale Community Hospital. Dursley and Cam also offer good sporting facilities with the War Memorial Recreational Ground, Dursley Rugby Football Club, Cam Sports Club and Stinchcombe Stragglers Cricket Club.

Gloucester is just 16.5 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world renowned Gold Cup.

DESCRIPTION

The property benefits from independent access from the public highway known as Tickshill Lane to the west. A double gated access opens into the extensive yard area and the buildings which comprise an extensive block and stone barn with planning consent for conversion to a four-bedroom residence and a four-bay steel portal framed fully enclosed general purpose agricultural building with block and tin sheet cladded elevations with galvanised door under a fibre cement roof. The buildings are positioned within a generous curtilage within a rectangular plot with pastureland to the north and east of the buildings which could be subdivided to create two paddocks of level permanent pasture providing a perfect setting for a rural family home. The barns themselves are not overlooked and enjoy a private tranquil position with spectacular countryside views.

The development will provide a charming barn conversion with open plan kitchen and dining room, boot room, utility, shower room, open plan sitting room, coat cupboard, cloakroom, home office, and two double bedrooms on the ground floor with two double bedrooms with ensuite bathrooms on the first floor. Mains water and electricity are close by. When developed the gross internal area will extend to 300 sq.m. The residential curtilage then looks out onto the level paddock with building, appealing to anyone with equestrian or pedigree stock interests.

The property extends in total to approximately 1.22 acres (0.50 hectares).



PLANNING INFORMATION

Planning consent has been achieved under Planning Application Reference S.24/2074/FUL dated 12th August 2025 for "Conversion of an existing building into a self-build dwellinghouse (C3 use class) and associated external changes together with the formation of a new vehicular access". Planning must be commenced within three years of the date of consent.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Stroud District Council's Planning Application Search portal using the above planning application reference.

KEY INFORMATION

Services: There are no services connected to the site but mains water and electricity are close by. Private drainage will be to a treatment plant.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Stroud District Council. Telephone 01453 766 321.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not they are specifically referred to in these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Viewings: Strictly by appointment with Powells – 01600 714140.

Directions: From the Village of Uley Exit the village traveling west on Whitecourt Lane signposted in the direction of Coaley and Cam. After 0.5 miles at the junction proceed straight in the direction of Coaley. After 0.2 miles the gateway to the property will be on your right-hand side.

Please note the Post Code will not take you to the exact address.

WHAT3WORDS

 alert.jelly.twinkling

Planning Consent, Technical Design and Architectural Work: The Planning Consent secured upon the Development Site and Technical Design and Architectural Work has been achieved and undertaken by Anderson Architecture.

Telephone 01453 836511 | <https://www.anderson-architecture.co.uk>

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