

PARSONAGE FARM

LONGFURLONG LANE, TETBURY, GLOUCESTERSHIRE GL8 8TJ



AJW

LAND & DEVELOPMENT

SITUATION

Parsonage Farm is a traditional mixed farm set in a quiet position, surrounded by open countryside between the idyllic rural Cotswold town of Tetbury and Highgrove House. More extensive facilities are available in Cirencester, Bath, Cheltenham, Stroud and Swindon. Travelling connections are excellent with the M4, Junction 17 about 8 miles distant and Junction 18 about 9 miles. Regular train services from Kemble put London (Paddington) about 1 hours travelling time.

There are a superb choice of schools and colleges in the area, including St Mary's Primary School at Tetbury, Westonbirt School, the renowned Beaudesert Park School at Minchinhampton and the Royal Agricultural University at Cirencester. There are many recreational opportunities in the area including Highgrove Gardens, Westonbirt Arboretum, Bath Racecourse, Badminton Horse Trials, polo at Beaufort Polo Club, Westonbirt and a good availability of golf courses, shooting and equestrian facilities. Parsonage Farm is located within the Duke of Beaufort's Hunt Country.





PARSONAGE FARM

Longfurlong Lane, Tetbury, Gloucestershire GL8 8TJ

Tetbury 1 mile, Malmesbury 5 miles,
Cirencester 11 miles, Bath 25 miles
(all distances approximate)

Extending in all about 72.67 acres (29.41 hectares)

**A traditional mixed farm with a Cotswold
stone farmhouse, modern farm buildings
and productive farmland**

A rare and unique opportunity to acquire a pretty period property in need of extensive modernisation situated in a superb rural setting between the town of Tetbury and Highgrove House.

For sale by private treaty



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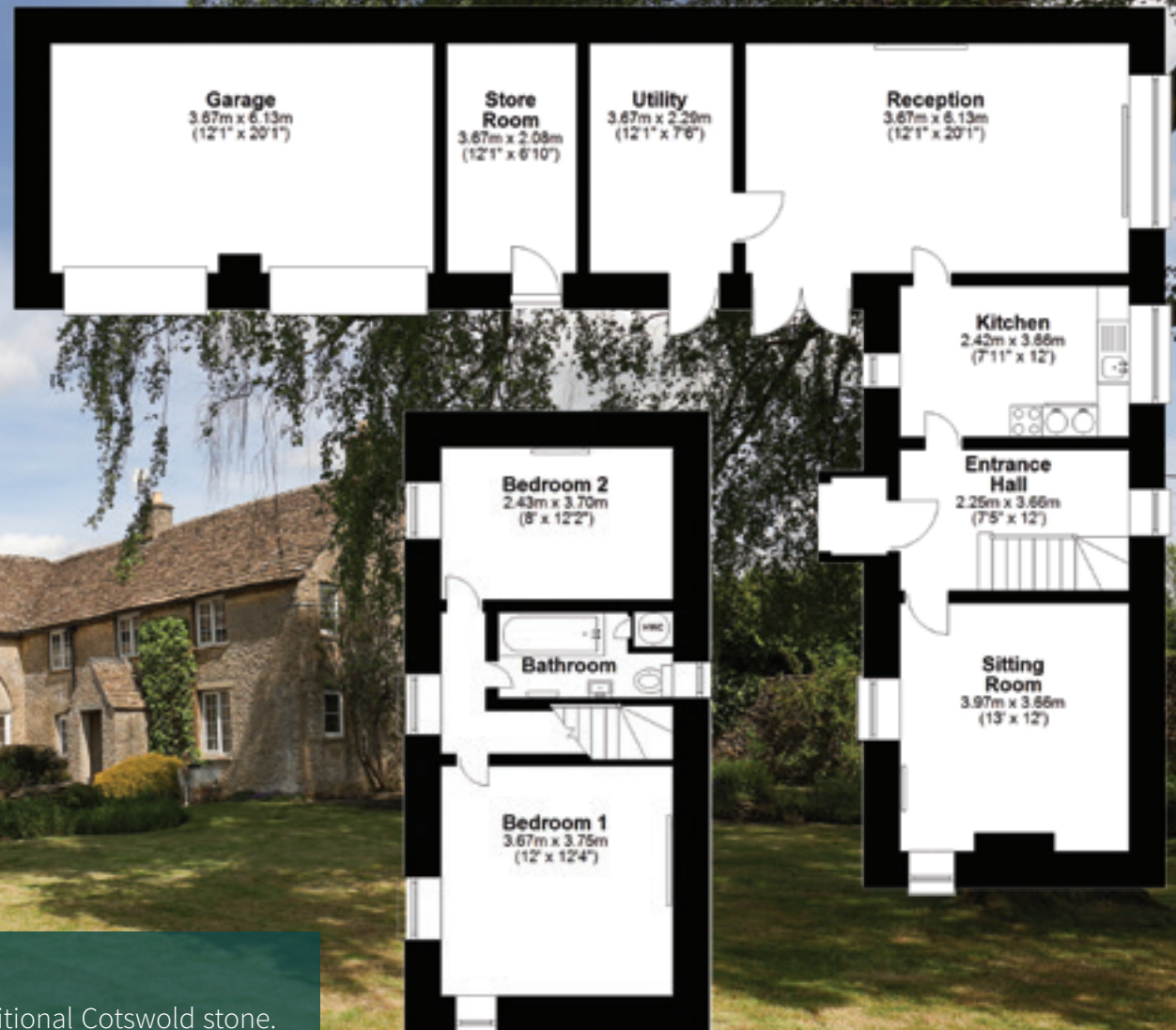


PARSONAGE FARMHOUSE

Floor Plans

Ground Floor
Approx. 65.5 sqm
(704.8 sqft)

First Floor
Approx. 32.0 sqm
(344.3 sqft)



THE FARMHOUSE

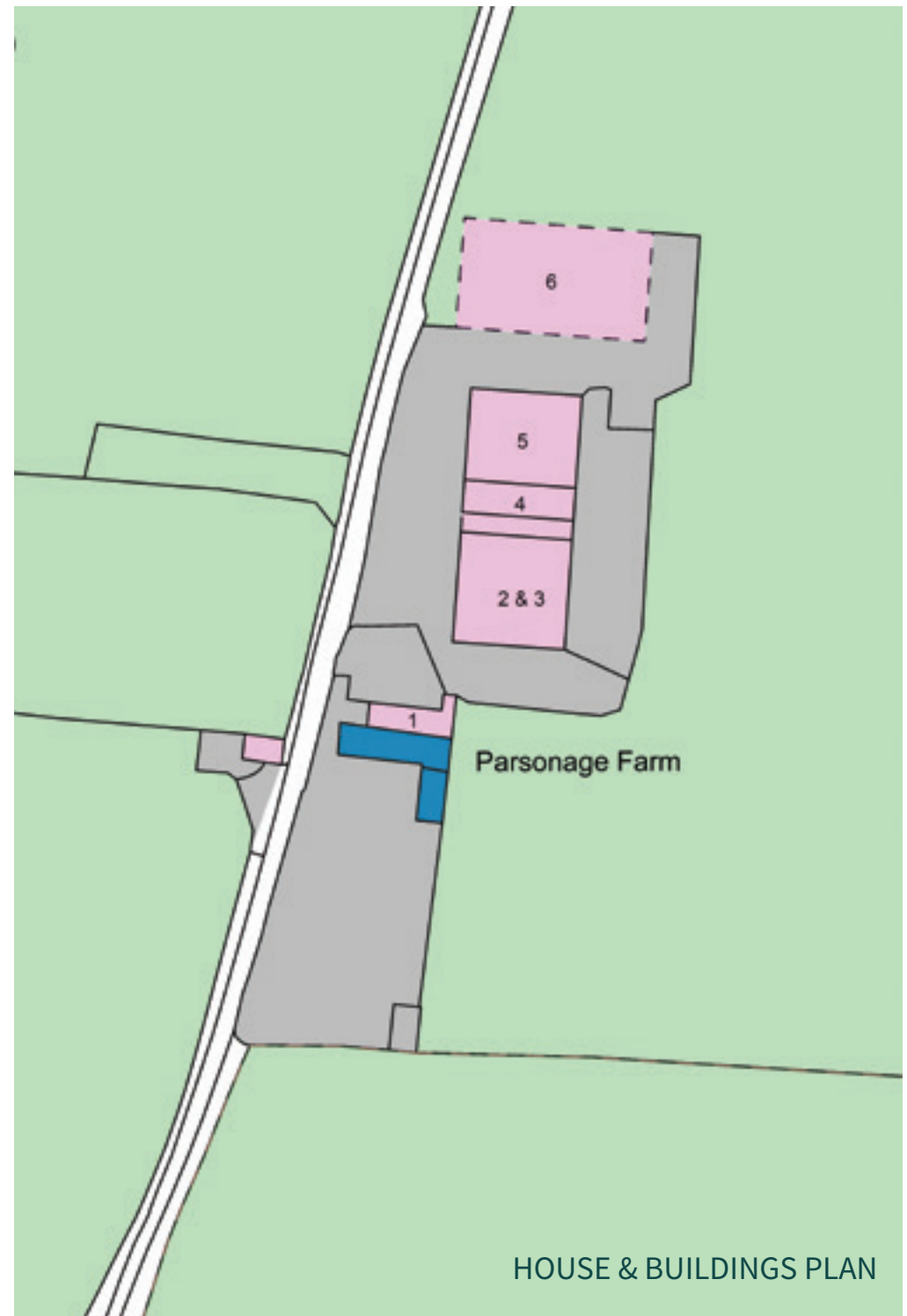
Parsonage Farmhouse is a charming period house constructed of traditional Cotswold stone. The accommodation comprises an entrance hallway, reception room, sitting room, kitchen, utility room, two bedrooms and a bathroom. Attached to the side of the house are two garages and loft space. The house is in need of complete refurbishment and modernisation. The farmhouse has the potential to be further extended into a large family home, subject to planning.

The house is approached from the highway over a private graveled driveway. Gardens lie to the east of the farmhouse and comprises lawns, mature shrubbery borders and an extensive stone walled vegetable garden.

THE BUILDINGS

The buildings are situated to the side the farmhouse with independent access from the highway. They comprise of:

1. Concrete block lean-to (14.45m x 4.13m) attached to the side of the farmhouse under a mono pitched corrugated sheet roof.
- 2/3. Adjoining covered yards (18.28m x 17.88m total), each of four bay, steel portal frame construction, partly clad with corrugated sheeting and Yorkshire boarding, roofed with corrugated sheeting, with concrete and hardcore floors and galvanised livestock doors.
4. Covered yard and lean-to feed passage (18.82m x 9.85m) of 4 bay, partly clad with corrugated sheeting.
5. Grain store and workshop (18.82m x 15.54m) of 3 bay, steel portal frame construction under a pitched corrugated sheet roof. Fully clad with corrugated sheet, with concrete floor and galvanised doors.
6. Covered yard and lean-to (31.20m x 18.27m total) of 3 bay, steel portal frame construction under a pitched corrugated roof with open sides and a hardcore floor.





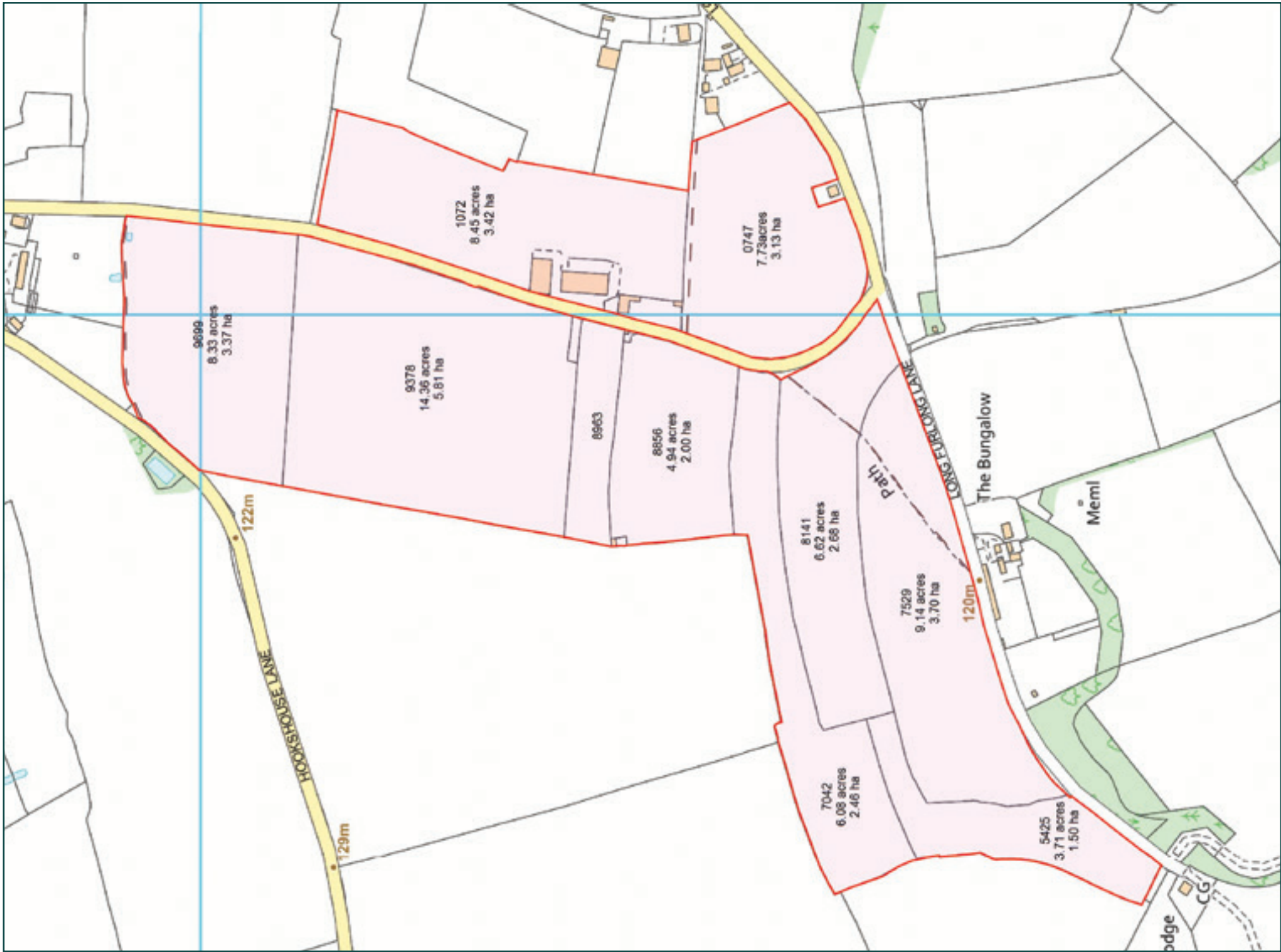




THE FARMLAND

The farmland is situated in a beautiful Cotswold setting with extensive views of open countryside and the famous spire of Tetbury Church. The farmland is generally level and extends in all to 71.36 acres (28.88 hectares). Historically all of the land was utilised for the growing of arable crops. The farmland has recently been planted to grass leys. The field boundaries mainly comprise mature stockproof hedges and Cotswold stone walls. Some of the field enclosures around the farm buildings are connected to mains water. On the Agricultural Land Classification plan, the land is shown as being Grade 3.





VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992). When visiting the Property access is strictly prohibited in the farm building attached to the farmhouse due to the structure being unsafe.

FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES

Electricity: Mains electricity is connected to the Farmhouse and some of the farm buildings.

Water: Mains metered water is connected to the Farmhouse, some of the farm buildings and some of the field enclosures. The water meter is located in Longfurlong Lane.

Drainage: The Farmhouse has a private tank drainage system.

Heating: There is no central heating system connected to the farmhouse. Water is heated through the oil fired Rayburn.

TENURE AND POSSESSION

The Property is subject to the grant of probate. The farmland is currently let under the terms of a Farm Business Tenancy. The Tenancy Agreement automatically terminates on 28th September, 2026. There are no holdover or outgoing valuation rights within the Tenancy Agreement.

CLEARANCE

The property will be purchased as seen.

INGOING VALUATION

There will be no ingoing valuation of any nature.

TOWN AND COUNTRY PLANNING

- The farmhouse is not listed.
- The property is situated within the Cotswolds National Landscape.
- A number of public footpaths cross part of the farmland and are shown dashed brown on the Sale Plan.

ENVIRONMENTAL SCHEMES

There are no know environmental schemes over the farmland. The field parcels are not registered with the Rural Payments Agency.

SPORTING, TIMBER & MINERALS

The sporting rights, timber and minerals, as far as they are owned, are included within the sale.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX.

COUNCIL TAX

Parsonage Farmhouse is registered in Band "E" for the Council Tax. The payment for 2026/27 is £2,796.31.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreements if any affecting the same.

SELLER'S SOLICITOR

Loxley Solicitors, Langford Mill, Charfield Road, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RL. Tel: 01453 700620.

PLANS, AREAS AND SCHEDULES

The plans, measurements and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

DIRECTIONS

What 3 Words. ///relcoated.highly.credited

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These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: May 2026