

WEST GLOUCESTERSHIRE

Ross on Wye 7 miles. Gloucester 17 miles.

**A RESIDENTIAL LIVESTOCK FARM IN
UNSPOILT RURAL LOCATION**



**SMITHWAY FARM
EDDY'S LANE
THE PLUDDS, RUARDEAN
GLOUCESTERSHIRE
GL17 9TT**

**4 Bedroom Residence in need of complete modernisation
Traditional Buildings with Planning Potential**

50.52 ACRES

Productive Pasture Land in a ring fence

**FOR SALE BY PUBLIC AUCTION
(unless sold prior)**

In 4 Lots

**at Ross Auction Centre, Overross, Ross on Wye, HR9 7QQ
on Tuesday 7th July 2026, at 6pm**

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

AUCTIONEERS NOTE

The sale of Smithway Farm follows the sad passing of Mr L G Lever in May 2024.

The auction provides the increasingly rare opportunity to acquire a farm for refurbishment on the Gloucestershire/Herefordshire Border.

Smithway Farm offers tremendous potential for development into a most attractive small residential farm.

PROPERTY SUMMARY

- Attractive Unspoilt Rural Location on Gloucestershire/Herefordshire Border
- Residential and Livestock Holding
- 4 Bedroom Residence in need of complete modernisation and improvement
- Traditional Stone Barns with planning potential
- Other Livestock Buildings
- 50.52 Acres level and gently undulating Pasture Land
- For Sale by Public Auction in 4 Lots.

SITUATION

Smithway Farm occupies a peaceful rural location close to the village of Ruardean on the Gloucestershire/Herefordshire border.

The town of Ross-on-Wye (7 miles) provides a useful range of shopping, recreational and educational amenities. More extensive facilities are available in the Cathedral City of Gloucester (17 miles).

DIRECTIONS

From the A40 (Ross-on-Wye):

Proceed south on the A4136 towards Monmouth and the Forest of Dean. Continue through the forest, passing through Nailbridge. At The Pludds, turn left signposted for Ruardean Hill/Eddys Lane. Follow the lane and continue to the sale location, which will be clearly signposted.

From Monmouth:

Take the A4136 towards Gloucester. Proceed through the Forest of Dean, passing through Brierley. At The Pludds, turn left signposted for Ruardean Hill/Eddys Lane and follow local signage to the sale.

POST CODE

GL17 9TT.

WHAT 3 WORDS

Sounds.card.appoints

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a private disposal system.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOTTING

The right is reserved by the Vendor and the Agent to sell the property as one Lot, amalgamate or divide any Lot(s) vary the order of sale, or withdraw any Lots as thought desirable.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

HCR Legal LLP

Thorpe House, 29 Broad Street, Hereford, HR4 9AR.

Tel: 01432 349667. Attn: Fern James. Email: fjames@hcrlaw.com

VIEWING

Viewing is strictly by appointment with the Sole Agents – RG and RB William.

Tel: 01989 567233. (Ref RBW/TW).

MODE OF SALE

The property is offered for sale by public auction (unless sold prior) in 4 lots on Tuesday 7th July at Ross Auction Centre, HR9 7QQ, at 6pm.

PARTICULARS OF SALE

**SMITHWAY FARM
EDDY'S LANE
THE PLUDDS
RUARDEAN
GLOUCESTERSHIRE GL17 9TT**

AN ATTRACTIVE LIVESTOCK/AMENITY FARM

LOT 1

HOUSE, BUILDINGS AND 38.26 ACRES



THE RESIDENCE

The residence is approached over a private entrance drive leading off Eddy's Lane. It occupies an elevated location commanding attractive views over the Forest of Dean. The farmhouse is constructed of stone elevations part rendered, under a pitched slated roof.

The property is in a poor state of repair and in need of complete modernisation.

The existing accommodation comprises:

- Entrance Porch:** with cellar off.
Dining Room: (approx. 13'9" x 10'0") with Dado panelling; panelled radiator; open fireplace with tile surround.
Kitchen: (approx. 13'9" x 7'06) with Belfast sink; panelled radiator.
Walk In Larder: (approx. 11'9" x 9'0").
Bathroom: low level w.c.; pedestal wash hand basin; panelled bath; corner shower unit.

- Sitting Room:** (approx. 13'1" x 11'7") with tiled fireplace with wood burning stove; panelled radiator; stairs off.
- Bedroom 1:** (approx. 18'0" x 8'3") with 2 panelled radiators; wardrobe cupboard off.

ON THE FIRST FLOOR:

Landing:

- Bedroom 2:** (approx. 18'3" x 8'0") with panelled radiator.
- Bedroom 3:** (approx. 13'6" x 11'6") with panelled radiator; cupboard off.
- Bedroom 4:** (approx. 13'8" x 10'6") with panelled radiator.

OUTBUILDINGS

Brick **Fuel Store.**

Concrete block and brick **Utility Room.**

THE FARBUILDINGS



The farmbuildings are situated in close proximity to the farmhouse and comprise a range of structures used for livestock/fodder accommodation. The traditional buildings adjacent to the residence afford potential for residential development.

The buildings comprise:

Stone and Fibre Cement former **Milking Parlour** with adjacent **Dairy** and **Collecting Yard.**

Stone and Corrugated Iron **Garage.**

3 bay steel portal frame, concrete block, corrugated iron, fibrous cement **Covered Cattle Yard.**

Brick, stone, timber and corrugated iron **Cowhouse.**

Stone, concrete block and monopitched **Store.**

Stone and corrugated iron lean to **Store.**

Stone and slate **Traditional Barn.**

3 bay steel portal frame, corrugated iron and fibrous cement **Machinery Store.**

5 bay stone, timber and corrugated iron **Machinery Store.**

5 bay concrete block, stone, timber and corrugated iron **Covered Yard.**

5 bay timber and corrugated iron **Pole Barn.**

Range of 2 brick, stone and corrugated iron **Barns.**

THE LAND

The land is contained within a ring fence surrounding the homestead. It comprises a mainly level area of pasture with extensive roadside frontage.

The property is divided into well shaped enclosures and has excellent access.

The property extends in all to some 38.26 Acres.



LOT 2

6.14 ACRES PASTURE LAND



This is a single level enclosure which is situated close to the farm. The field extends to some 6.14 Acres.

LOT 3

2.86 ACRES PASTURE

This is a single level pasture field situated at High Beech.

Total area 2.86 Acres.

LOT 4

3.26 ACRES

This field is also situated at High Beech in close proximity to Lot 3.

Total area 3.26 Acres.

