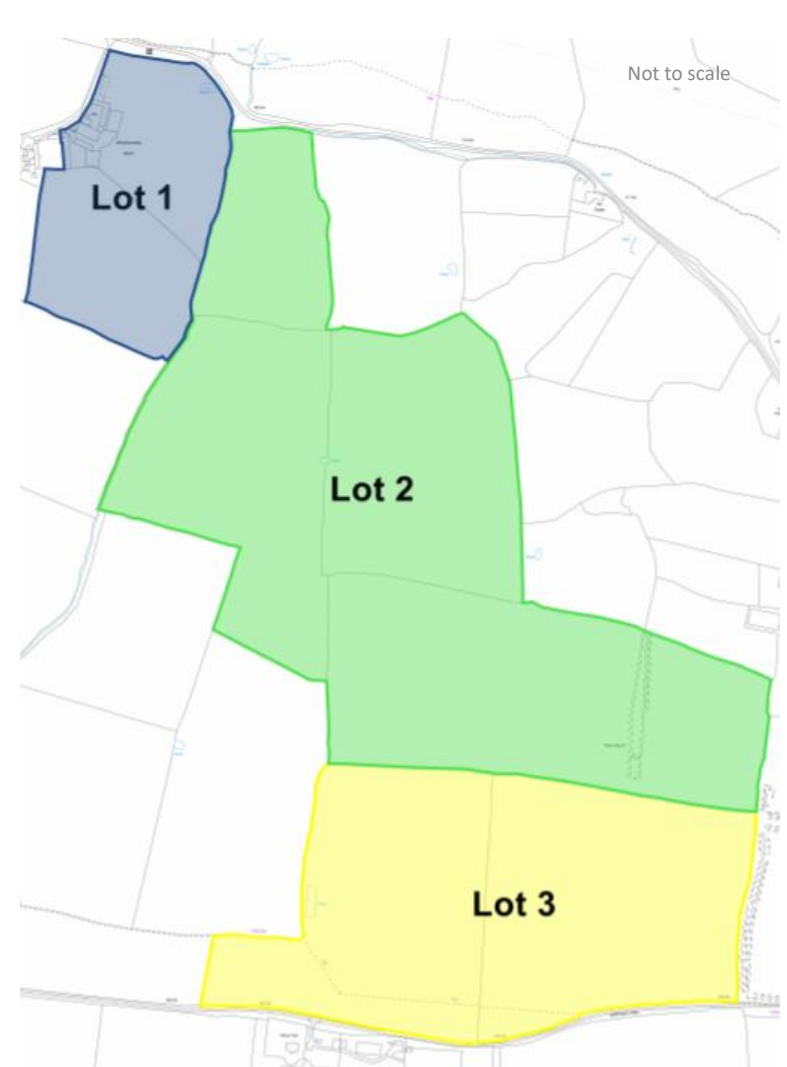




LAND AND BUILDINGS AT WINCHCOMBE FARM

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NORTH  LETHERBY
CHARTERED SURVEYORS



LAND AND BUILDINGS FOR SALE BY INFORMAL TENDER

Little Sodbury | South Gloucestershire | BS37 6QD

An attractive Stock Farm in an unspoilt and little known area of Little Sodbury; comprising a substantial range of traditional stone, concrete block, steel portal framed, and timber framed buildings adjoining and immediately to the east of a private drive around concrete yards, with land situated to the east and south of the buildings extending in total to approximately 43.11 hectares (106.52 acres).

Available in lots or as a whole

Lot 1 – Buildings and Land totalling 5.40 ha (13.34 ac)

Lot 2 – Land extending to 24.03 ha (59.38 ac)

Lot 3 – Land extending to 13.68 ha (33.80 ac)

GUIDE AS A WHOLE: £1,200,000

TENDER DATE - WEDNESDAY 30TH SEPTEMBER 2020



DESCRIPTION

The buildings are described as follows (please note all measurements given are approximate):

TIMBER CUBICLE SHED

A timber framed building with a corrugated tin sheet roof with an open ridge. The building has timber clad sides and gable end with a concrete floor. It extends to approximately 21.1m x 6.0m.



SILAGE CLAMP

The silage clamp is steel portal framed with timber sleepers to approx. 10ft on the north, east and west sides. The clamp extends to approximately 23.2m x 13.8m.

STEEL CUBICLE SHED

A tubular steel framed building with blockwork walls, 40 no. timber framed cubicles and a concrete floor. The building extends to approximately 25.3m x 11.4m.

A feed silo is situated at the north west corner.

MILKING PARLOUR

A former 8 no. abreast parlour with steel framework. The parlour extends to approximately 11.1m x 6.2m.

DAIRY

The dairy is on north side of milking parlour and is constructed of rendered blockwork. The building extends to approximately 5.6m x 4.0m.

CALVING BOXES

This 'L' shaped traditional building surrounds a concrete yard. The building is part stone and part brick construction. 20.1m x 4.9m & 27.6m x 6.4m.

HAY BARN

The hay barn is a steel framed structure under a fibre cement roof and part clad on the east side and south gable end. There is a block wall

to 6ft on the east and north side. The structure extends to approximately 23.1m x 6.9m.

THE COTTAGE

A traditional stone barn under a tin roof extending to approximately 7.02m x 4.04m & 2.64m x 2.04m.

LAND

The farmland is situated to the east and south east of the farm buildings and has access either directly off the public highway, where road frontage exists, or through the farm buildings via the farm access drive. The land is level, provisionally Grade 3, permanent pasture and extends to approximately 42.73 hectares (105.58 acres). The land is separated into good working size field enclosures with trimmed native species boundaries, with stock fencing. We are informed that mains water serves each field parcel, from the main farm supply.



SCHEDULE

The measurements set out below are based upon Rural Payment Agency plans. Please note, the buildings and yard area extend to approximately 0.38 ha and are not included in the land areas identified below.

Parcel no.	Area (ha)	Area (ac)
1	2.26	5.58
2	2.76	6.82
3	2.65	6.55
4	6.42	15.86
5	5.87	14.51
6	9.09	22.46
7	6.59	16.28
8	7.09	17.52

BASIC PAYMENT SCHEME

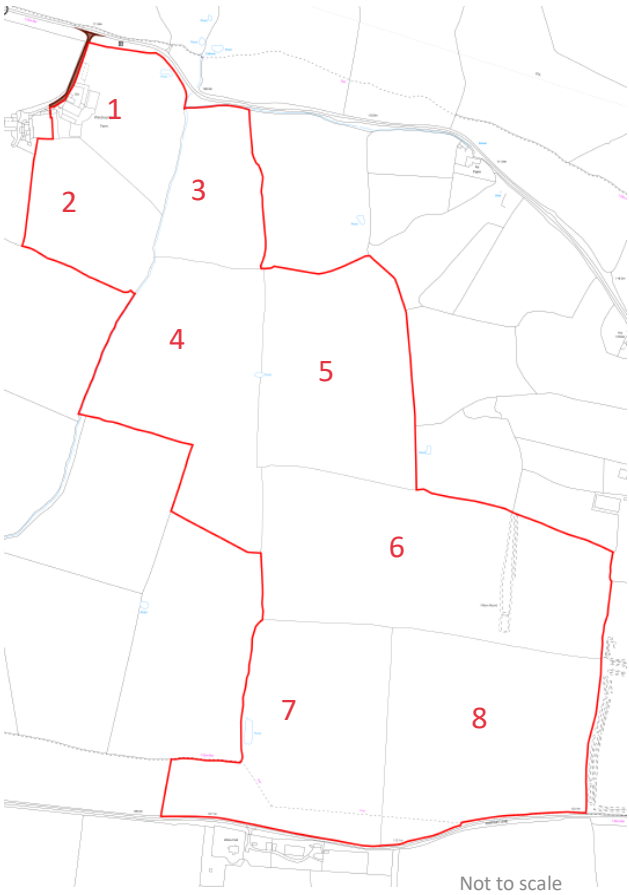
Entitlements have been established and activated in accordance with the scheme rules. The entitlements are available by separate negotiation and are not included within the sale.

Prospective purchasers will be required to observe the Cross Compliance regulations until 31/12/2020.

Prospective purchasers are required to pay a contribution of £500+VAT to the cost of the Vendor’s agent who will be responsible for the transfer of the land parcels and any entitlements purchased.

ACCESS

The buildings and land are accessed via a right of way along the main farm drive (ownership to be retained by the Vendor) which serves the farmstead from the public highway. Direct access from the highway can also be made to fields which have road frontage.



LOCATION

The property is situated in the lee of the Cotswold escarpment, approximately 2.5 miles to the north east of the popular market town of Chipping Sodbury, approximately 16.0 miles to the north east of the city centre of Bristol. Junction 18 of the M4 is situated approximately 4.0 miles to the south, which provides access to Bristol, Birmingham, London, Wales, and the South West.

DIRECTIONS

Travelling east on the M4, exit at junction 18 and take the A46 exit to Bath/Stroud. At the Tormarton Interchange, take the 1st exit onto Bath Rd/A46. After approximately 3 miles, turn left. Follow the road for 0.5 miles then turn right on to New Tynning Lane. After 0.5 miles continue onto Horton Hill. Continue along Horton Hill for approximately 1.5 miles, then turn left. The property will be found on the right hand side after approximately 0.2 miles next to our ‘for sale’ board.

TENURE & POSSESSION

The property is offered freehold with vacant possession available on completion of the sale.

SERVICES

Mains water and electricity is connected to the property – should the property be sold in separate lots services will need to be subdivided. The cost of subdivision of any services would be entirely due of the purchaser(s).

SPORTING

All sporting rights are in hand and included in the sale.



RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property is sold subject to all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

VIEWING

At any reasonable daylight hour by people in possession of these particulars. The buildings can be viewed internally by appointment.

PLANS, AREAS AND SCHEDULES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.

LOCAL AUTHORITY

South Gloucestershire Council
Badminton Road
Yate
Bristol
BS37 5AF
T: - 01454 868009
W: - www.southglos.gov.uk

SOLICITORS

Forester Sylvester Mackett Solicitors
Weymouth Street
Warminster
BA12 9NP
F.A.O Mr Jonathan Watts
Tel: 01985 217464
Email: JonathanWatts@fmsolicitors.co.uk

SPECIAL CONDITIONS OF SALE

A right of access will be granted over the driveway shown coloured brown on the sale plan (subject to shared future maintenance).

The property is sold subject to a development overage clause whereby should planning consent be granted for more than one dwelling or commercial development (excluding commercial equestrian use) the Vendor and their successors in title will be entitled to 30% of the net increase in market value. The term of the overage shall be for a period of 25 years



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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