



THE TALLET

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NORTH  LETHERBY  
CHARTERED SURVEYORS





## THE TALLET

Nupdown | South Gloucestershire | BS35 1RS

A most attractive property in an idyllic location in the heart of the Severn Vale; 2 bedroom Agricultural Workers Dwelling; two steel portal frame buildings with planning permission and lawful storage use; 1.947 hectares (4.812 acres) of paddock land. Available as a whole or in lots.

**Lot 1** – The Tallet (offers in the region of £350,000)

**Lot 2** – Workshop (offers in the region of £100,000)

**Lot 3** – Paddock Land and Building extending to 1.947 hectares (4.812 acres) (offers in the region of £200,000)



**GUIDE AS A WHOLE: £650,000**





### DESCRIPTION

The Tallet (Lot1) is well located in the hamlet of Nupdown, neighboured by a small number of farmhouses and surrounded by unspoilt countryside close to the River Severn. The original barn structure has been respectfully converted and extended to give a well-planned two-bedroomed dwelling.

The property briefly comprises of an entrance porch, large open plan kitchen/diner with dishwasher, fridge and cooker/hob, utility room, cloakroom, inner hallway, and a lovely large lounge with exposed beams. On the first floor is a master bedroom, a single bedroom and bathroom. Outside you have a fully stocked garden with a patio and grass area leading to a parking area. The property further benefits from oil fired central heating and double glazing.

### LAND AND BUILDINGS

Lot 2 – Workshop, extending to approx. 13.70m by 7.50m, located to the immediate south-west of The Tallet with a secure electric roller shutter door. The workshop benefits from a concrete floor and internal partition walls.



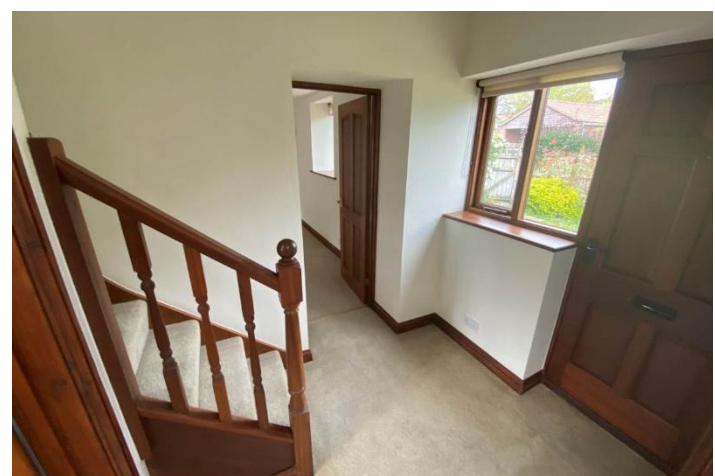
Lot 3 - Paddock land located to the south-west of The Tallet, laid down to permanent pasture and extends to approximately 1.947 hectares (4.812 acres). The paddock is offered with a substantial steel portal framed building extending to approx. 18.15 m by 30.30m.

### ACCESS

The Property is accessed immediately off the adopted highway along a driveway (owned by the Property) shared with Home Farm to the East. Further details are available from the selling agents.

### DIRECTIONS

Travelling from junction 14 of the M5, head north-west on B4509, turning right onto the A38. Take the first left onto Moorslade Lane. After 2.5 miles, turn right onto Rockhampton Rhine and turn right to stay on this road. After 1.1 mile take a slight left, then turn left. Continuing onto Nupdown Lane, after 0.9 miles, the property will be found on the left-hand side 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 to the purchaser(s).

## PLANNING

PT02/1074/F – change of use of agricultural building to dwelling (limited to occupation by agricultural or forestry workers via Section 106 agreement. Extract of wording below with full details available on request. *“That it will not cause or permit the Barn to be occupied by any person other than a person working or mainly working or last working in the locality in agriculture or in forestry or a widow or widower of such a person and to any resident dependants”.*

PT07/2129/F – extension to the dwelling

P23/01785/F – defined commercial uses of the smaller outbuilding at Lot 2 - Use Classes E(c) and E(g) – the unconverted use of this building would be incidental residential uses associated with the dwelling

P23/03266/CLE – Lawful Development Certificate for storage use of the larger outbuilding at Lot 3 (Use Class B8)

## AGENT NOTES

1. Should the property be subdivided as per the suggested lotting or any variation of the same, then rights of access (at all times and for all purposes) will be granted over the driveway subject to shared future maintenance. Further information from the selling agent.
2. Lots 2 & 3 are sold subject to a development overage clause (uplift) in the event that planning consent or prior approval is granted for residential 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 clause shall be for a period of 21 years.

## 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. Perspective purchasers are made aware that a Public Footpath crosses Lot 3 along a route from the south west corner of the paddock, running diagonally in a north easterly direction towards the access, passing along the driveway to the adjoining public highway.

## VIEWING

At any reasonable daylight hour 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

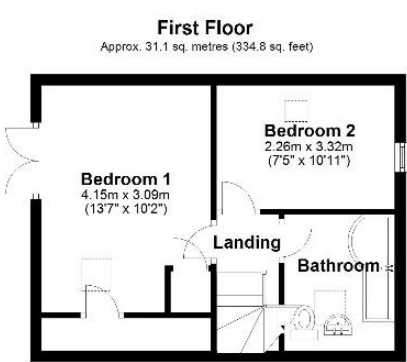
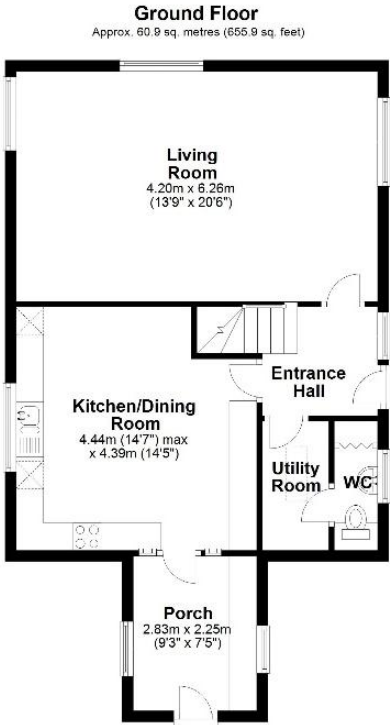
South Gloucestershire Council, Badminton Road, Yate, Bristol BS37 5AF  
T: 01454 868009  
W: [www.southglos.gov.uk](http://www.southglos.gov.uk)

JOINT AGENTS

Milburys, 61 High Street, Thornbury, South Gloucestershire BS35 2AP  
T: 01454 417336  
E: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk)

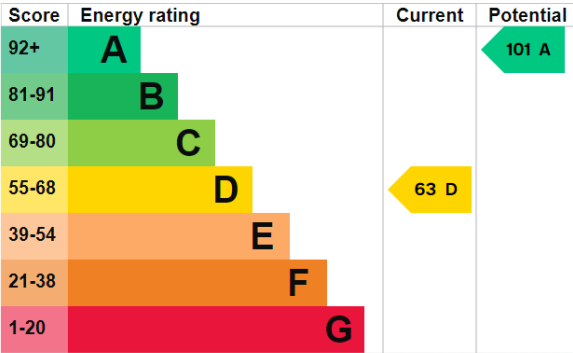
SOLICITORS

Loxley Solicitors, Langford Mill House, Charfield Road, Kingswood, Wotton-under-Edge GL12 8RL  
F.A.O Hannah Ledwitch  
T: 01453 700620  
E: [hannah.ledwitch@loxleylegal.com](mailto:hannah.ledwitch@loxleylegal.com)



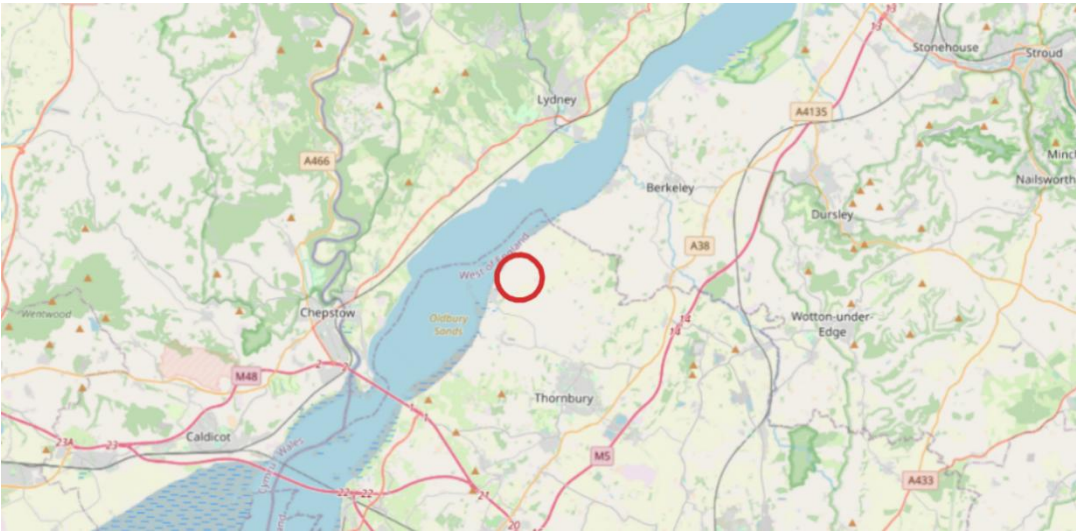
Total area: approx. 92.0 sq. metres (990.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.



The graph shows this property's current and potential energy rating.

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.



Brick Cottage, Bilsham Lane, Olveston, Bristol BS35 4HD  
01454 631575 enquiries@northletherby.com  
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