







POST FARM

Lower Morton | Thornbury | Bristol | BS35 1LB

FOR SALE BY PRIVATE TREATY

GUIDE £650,000

Post Farm comprises a three-bedroom detached farmhouse requiring modernisation and refurbishment, set within approximately 1,160 m² (0.29 acres) of lawned gardens to the side and rear. The property is approached via a tarmacadam driveway to the north-west and is accompanied by a range of additional outbuildings.

The accommodation briefly comprises an entrance hall, dairy and utility room, downstairs WC, store room, two reception rooms and kitchen. To the first floor are three bedrooms, a dressing room and bathroom, with an attic above.

The outbuildings offer potential for a variety of alternative uses, subject to obtaining the necessary planning permissions and other relevant consents. Of particular note, is a traditional stone-built building beneath a tiled roof, which offers an attractive and versatile additional space.

BUILDINGS

Building	Approx. Size (m^2)	Approx. Size (ft^2)
New garage	20.96	226
Original garage	36.71	395
Lean-to	26.41	284
Old outhouse	3.84	41
Barn store A	16.39	176
Barn store B	18.39	198
Wood store	15.71	169
Garage/Workshop A	31.36	338
Garage/Workshop B	40.7	438
Pole barn	34.27	369

DIRECTIONS

Travelling from the market town of Thornbury, head north on Gloucester Road (B4061), turning left onto Butt Lane. After 0.4 miles as the road becomes Oldbury Lane, the property is immediately on the right, at the intersection with Morton Street.

ACCESS

The Property is accessed initially from the highway (Morton Street) via a private driveway.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

TENURE & POSSESSION

The property is offered freehold with vacant possession available on completion of the sale.
The Property is held under the following title numbers:

- GR376570
- GR463219
- GR352601

SERVICES

The property is connected to mains electricity and water. The property benefits from a private septic tank located to the north east of the farmhouse. The central heating is taken via a private oil supply.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of G.

COUNCIL TAX

Post Farm is currently within Council Tax Band D.

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

Viewings are by appointment with the agents, North & Letherby

HEALTH & SAFETY

Potential purchasers should take particular care when inspecting the property. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven surfaces.

AGENT NOTES

The Property is sold subject to a development overage clause (uplift clause) if planning consent is granted for more than two independent residential dwellings. The vendor and their successors in title will be entitled to 30% of the net increase in market value for each and every trigger event. The term of the overage clause shall be for a period of 25 years. Payment will be due upon implementation.



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.

WHAT3WORDS

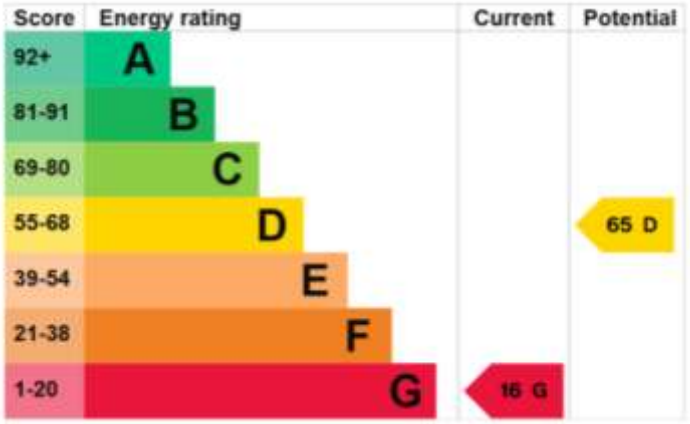
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LOCAL AUTHORITY

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

SOLICITORS

Loxley Solicitors, Langford Mill, Charfield Rd, Kingswood, Wotton-under-Edge GL12 8RL
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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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NORTH LETHERBY
CHARTERED SURVEYORS