

**BUILDINGS AT GAMAGE COURT FARM
LOWER LEY LANE, MINSTERWORTH, GLOUCESTERSHIRE GL2 8JT**



NORTH WEST GLOUCESTERSHIRE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**BUILDINGS AT GAMAGE COURT FARM
LOWER LEY LANE
MINSTERWORTH
GLOUCESTERSHIRE GL2 8JT**



**A UNIQUE RANGE OF THREE RED BRICK BARNs
WITH PLANNING CONSENT FOR CONVERSION INTO
THREE RESIDENTIAL PROPERTIES**

**SET IN 1.033 ACRES
WITH OUTSTANDING VIEWS ACROSS NORTH WEST GLOUCESTERSHIRE**

FOR SALE BY INFORMAL TENDER
To be offered as a whole or to be split to accommodate interested party

Tender Deadline: MONDAY 24TH JUNE 2024, at 12 Noon

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The development site is formed of three former agricultural buildings set in open countryside. The nearest village of Minsterworth is approximately 2.3 miles away which offers the following facilities: Primary School; Public House; Village Hall and Church.

The site is served by one existing agricultural access point which connects with the adopted road to the north of the site. Minsterworth is served by bus routes connecting with surrounding villages as well as the City of Gloucester.

DIRECTIONS

From Gloucester, follow the A40 to Over causeway, then follow the A40 and A48 to Ley Road. Continue on Ley Road and onto Lower Ley Lane and after half a mile the property can be found on the left.

WHAT 3 WORDS

dairy.usages.static

GRID REFERENCE

SO 748 160.

TENURE

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

COUNCIL TAX

Not applicable.

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.

SERVICES

Mains water and electricity are understood to be available at the site. There is no private drainage connected to the property presently. The site is not understood to be served by mains gas or sewerage.

LOCAL AUTHORITY

Forest of Dean District Council Coleford, Gloucestershire, GL16 8HG

EPC

Not applicable.

OVERAGE

There will be no overage associated with the sale of the property.

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.

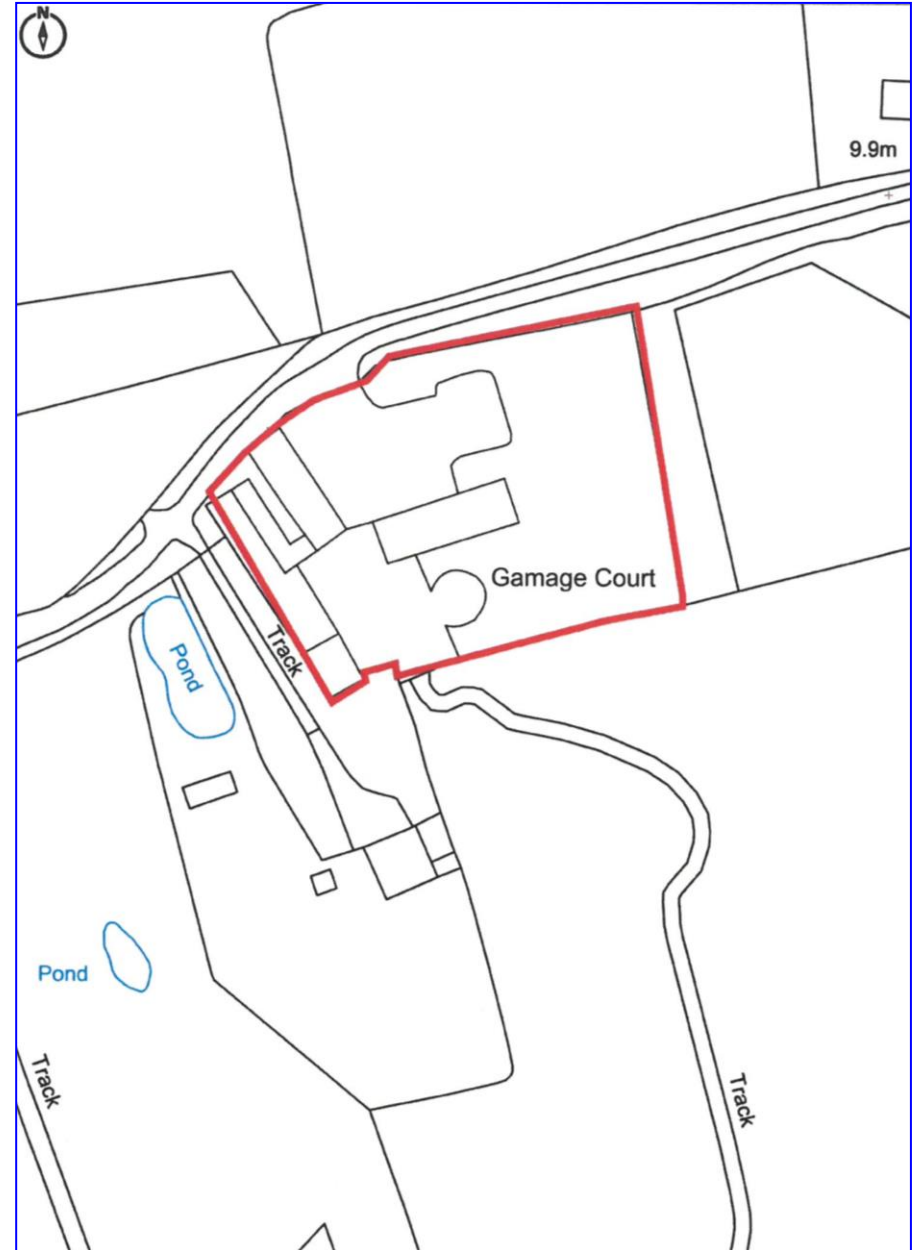
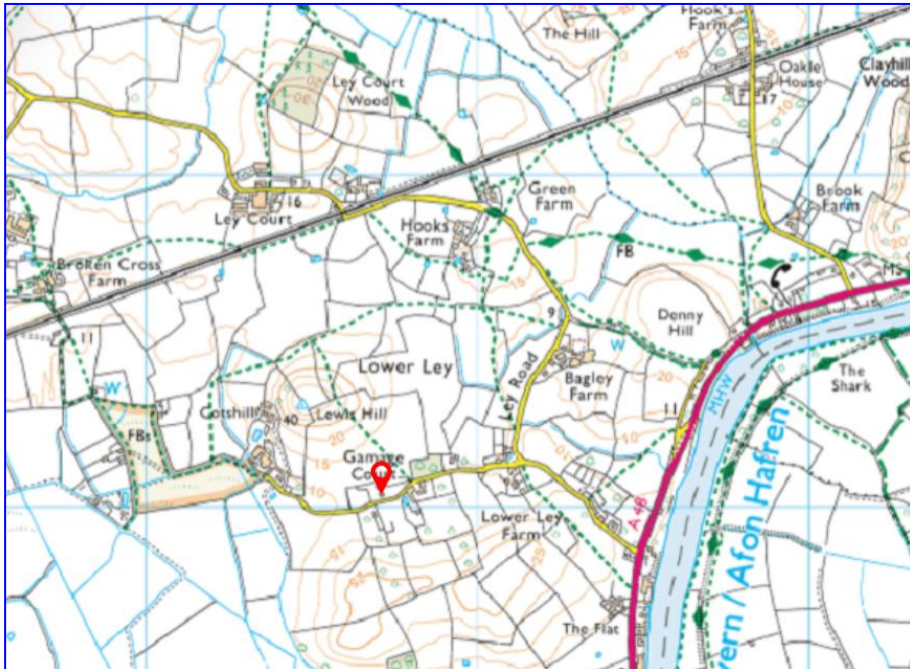
VIEWING

Strictly by appointment with the Agents: RG and RB Williams,
Tel 01989 567233.

MODE OF SALE

The property is offered for sale by Informal Tender. A tender form is attached to these particulars. Tenders are to arrive at the office of RG and RB Williams, no later than 12 Noon on Thursday 25th July 2024.

Tenders are to be in sealed envelopes marked 'Gamage Court Farm Tender'.



PARTICULARS OF SALE

**BUILDINGS AT GAMAGE COURT FARM
LOWER LEY LANE
MINSTERWORTH
GLOUCESTERSHIRE GL2 8JT**

BUILDINGS AT GAMAGE COURT FARM ARE A RANGE OF AGRICULTURAL BUILDINGS WITH PLANNING CONSENT FOR CONVERSION INTO THREE RESIDENTIAL PROPERTIES

- **TWO STOREY RESIDENTIAL PROPERTY**
- **TWO SINGLE STOREY RESIDENTIAL PROPERTIES**

DESCRIPTION

The property comprises three traditional red brick agricultural buildings with planning permission for conversion into three residential dwellings and associated works. The site also comprises an excellent entrance driveway surrounded by approximately 1.033 Acres of land.

Barn A is a five bay traditional agricultural building constructed of red brick elevations under a fibrous cement roof. The building is fully enclosed.

Barn B is a six bay timber frame traditional agricultural building constructed of red brick elevations under a corrugated iron roof. The building is fully enclosed.

Barn C is a six bay traditional agricultural building constructed of red brick elevations under a steel profile clad roof. The building is fully enclosed.

The buildings are accessed via a stone trackway leading off an unclassified council highway. The buildings were previously used for agricultural purposes. As at 15th August 2023, full planning was granted for residential conversion into two three bedroom single storey dwellings and one three bedroom two storey dwelling.

PROPOSED ACCOMMODATION

The site of the former agricultural buildings has planning consent for three dwellings. The proposed scheme would create three three bedroomed dwellings through the conversion of traditional buildings into sympathetically designed new dwellings (PD485/23/FUL).

ACCESS

The existing access serving the buildings at Gamage Court Farm is via a private stone trackway leading off an unclassified council highway.







PLANNING

The local Planning Authority is Forest of Dean District Council. Planning was granted on 13th May 2024, a copy of the Decision Notice is contained within the available information pack.

The application that has been approved is detailed below: PO485/23/FUL Gamage Court Farm, Minsterworth, Gloucester, GL2 8JT, change of use of former agricultural buildings to 3 dwellings and associated works.

Please see the proposed scheme drawings for further information. Parties may wish to discuss the scheme with Julie Joseph who has developed the scheme to date.

KEY

-  1.8m high close boarded fence.
 -  1.2m high timber post and rail fence.
 -  Gravel footpath.
 -  Proposed shrub and hedge planting.
 -  Existing trees retained.
 -  Proposed tree planting.
- Part of barn to be removed. To be dismantled by hand with tree protection fencing in place ahead of commencement.

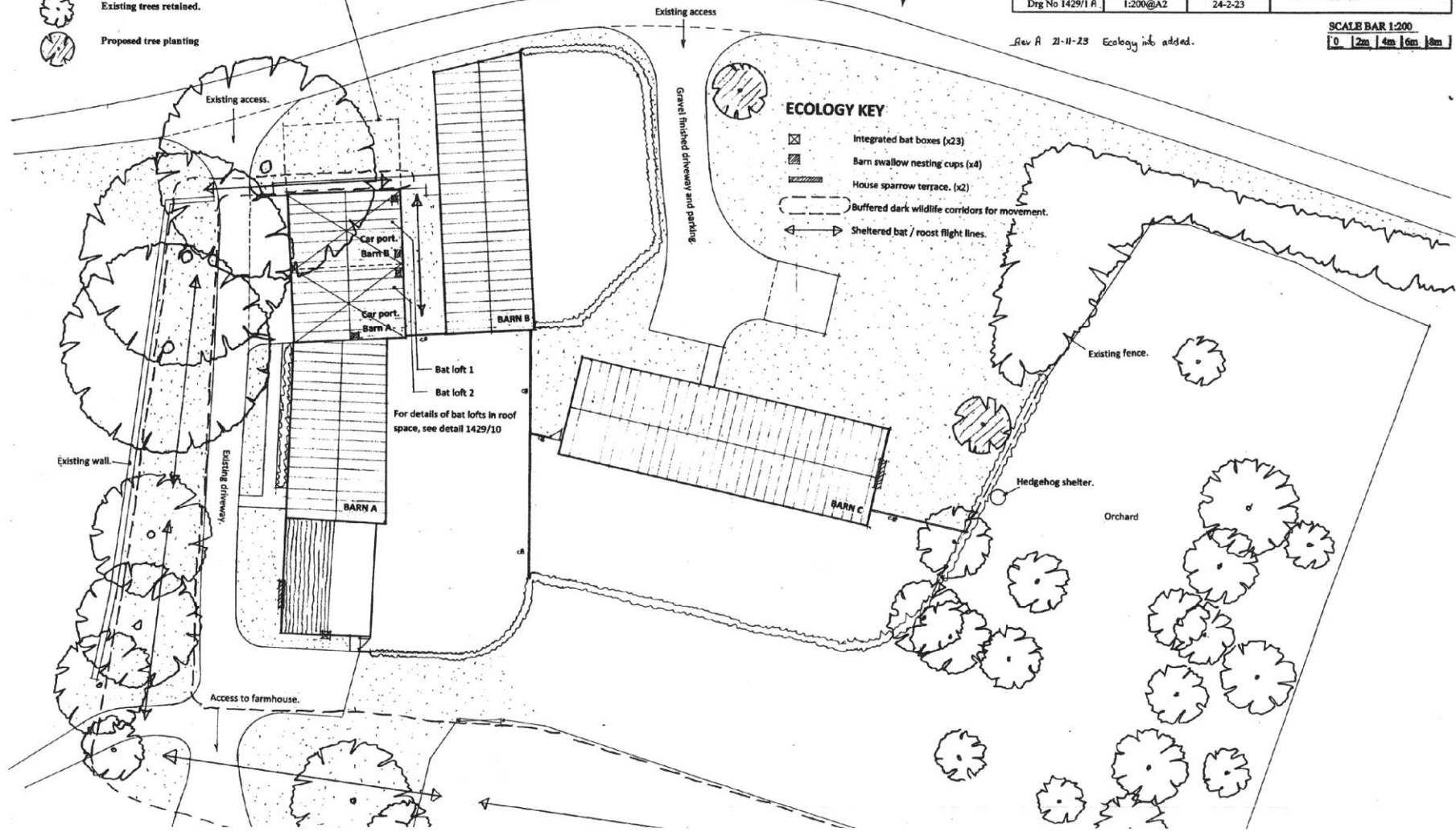







Client GAMAGE COURT FARM		
Project BARN CONVERSIONS		
Drawing LAYOUT PLAN		
Drg No 1429/1 R.	I:200@A2	24-2-23

ANDREW P JONES ASSOCIATES
Development Consultants
 FLAXFIELD HOUSE, POST OFFICE LANE
 CLEEVE HILL, CHELTENHAM,
 GLOUCESTERSHIRE. GL52 3PS
 TELEPHONE/FAX 01243 676025
 e-mail aj@apjassociates.co.uk

SCALE BAR 1:200
 0 2m 4m 6m 8m

Rev A 21-11-23 Ecology info added.



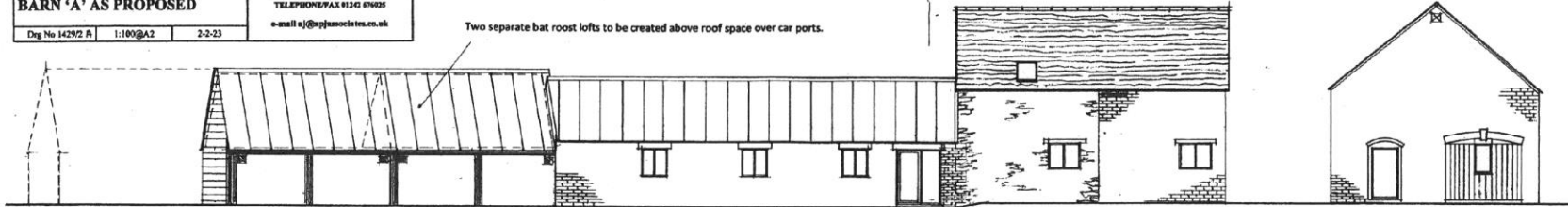
- ECOLOGY KEY**
-  Integrated bat boxes (x23)
 -  Barn swallow nesting cups (x4)
 -  House sparrow terrace (x2)
 -  Buffered dark wildlife corridors for movement.
 -  Sheltered bat / roost flight lines.

Client GAMAGE COURT FARM	ANDREW P JONES ASSOCIATES Development Consultants	
Project BARN CONVERSIONS		
Drawing BARN 'A' AS PROPOSED	FLAXFIELD HOUSE, POST OFFICE LANE CLEVE HILL, CHELTENHAM, GLOS. SP12 8JG TELEPHONE/FAX 01242 576025 e-mail a.j@apjassociates.co.uk	
Dwg No 14292 A	1:100@A2	2-2-23

SCALE BAR 1:100
0 1m 2m 3m 4m

Rev A 21-11-23 Ecology info added.

Two separate bat roost lofts to be created above roof space over car ports.



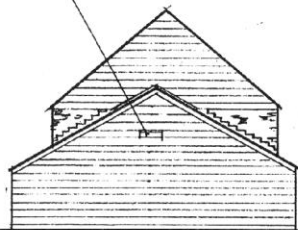
FRONT ELEVATION

SIDE ELEVATION

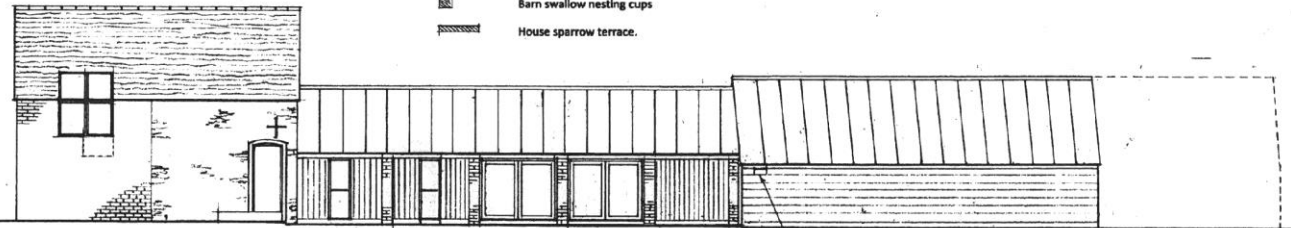
ECOLOGY KEY

- Integrated bat boxes
- Barn swallow nesting cups
- House sparrow terrace.

Shielded letter-box roost access to bat loft 1. (400mm W x 300mm H)



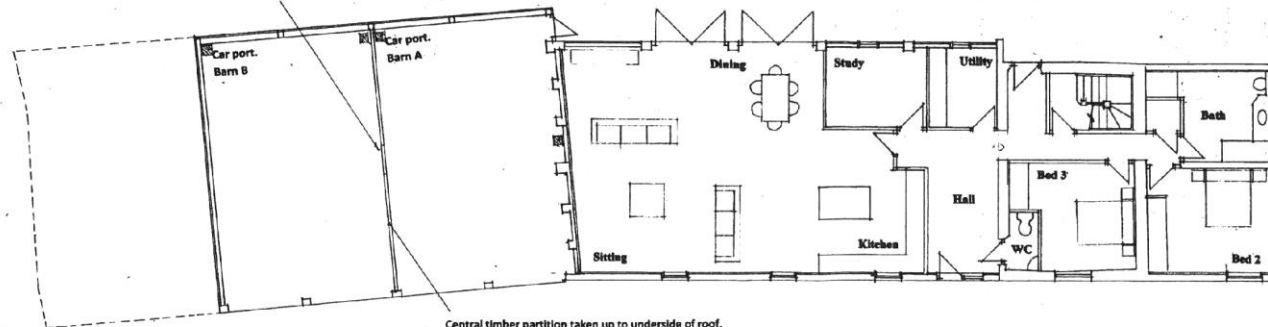
SIDE ELEVATION



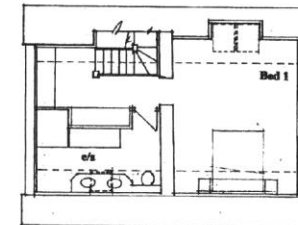
REAR ELEVATION

Eaves access to roost in bat loft 2 (300mm W x 200mm H)

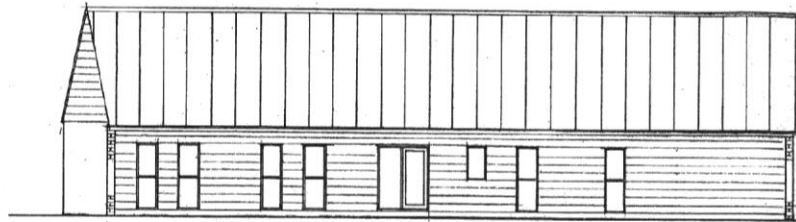
Letter box opening between lofts.



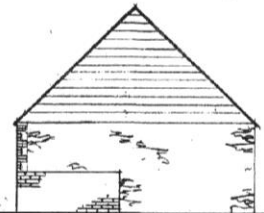
GROUND FLOOR



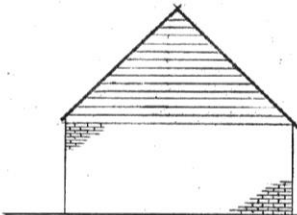
FIRST FLOOR



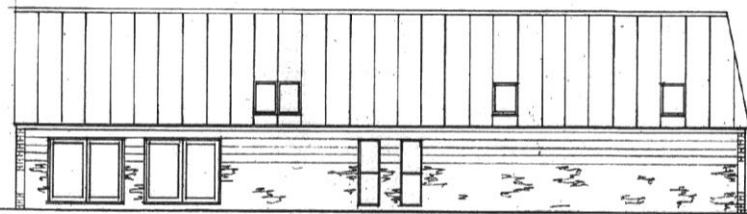
FRONT ELEVATION



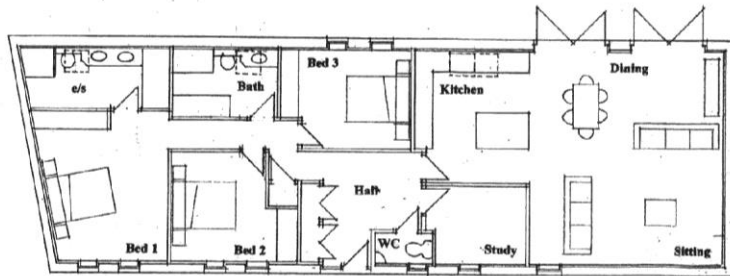
SIDE ELEVATION



SIDE ELEVATION



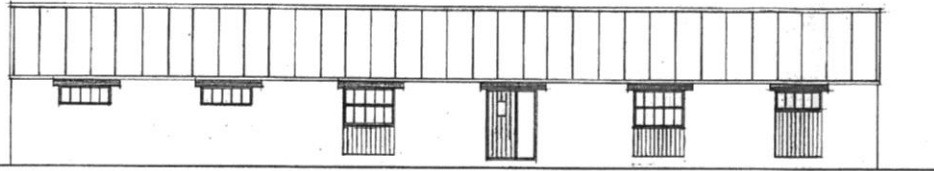
REAR ELEVATION



GROUND FLOOR

SCALE BAR 1:100
 0 1m 2m 3m 4m

Client GAMAGE COURT FARM	ANDREW P JONES ASSOCIATES <u>Development Consultants</u> FLAXFIELD HOUSE, POST OFFICE LANE CLEFFE HILL, CHELTENHAM, GLOUCESTERSHIRE, GL52 3PG TELEPHONE/FAX 01242 676025 e-mail aj@apjassociates.co.uk
Project BARN CONVERSIONS	
Drawing BARN 'B' AS PROPOSED	



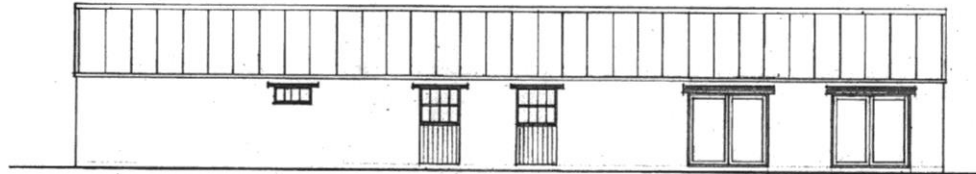
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR

SCALE BAR 1:100
 0 1m 2m 3m 4m

Client GAMAGE COURT FARM	ANDREW P JONES ASSOCIATES Development Consultants
Project BARN CONVERSIONS	
Drawing BARN 'C' AS PROPOSED	FLAXFIELD HOUSE, POST OFFICE LANE GLEEVE HILL, CHELTENHAM, GLOUCESTERSHIRE, GL52 3FS TELEPHONE/FAX 01242 676025 e-mail sj@apjassociates.co.uk



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