

**GLOUCESTERSHIRE**  
Gloucester 7 miles. M5 Motorway 11 miles.

**AN ATTRACTIVE 5 BEDROOM FARMHOUSE  
WITH BUILDINGS AND LAND**

**BROADWAY FARM  
HARTLAND HILL  
MINSTERWORTH  
GLOUCESTERSHIRE  
GL2 8JZ**



**TO LET ON A 3 YEAR AGREEMENT  
WITH EFFECT FROM EARLY JANUARY 2025**

**Available as House only or as a whole**

**Tenders to be submitted by:  
Monday 28<sup>th</sup> October 2024**

**GENERAL REMARKS AND STIPULATIONS**

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

**SITUATION**

Broadway Farm is situated off Broadway Lane in the parish of Minsterworth in West Gloucestershire

The property lies about 7 miles west of the Cathedral City of Gloucester which provides a wide selection of shopping, educational and recreational amenities.

The M5 Motorway which ensures excellent road communication throughout the United Kingdom is about 11 miles distant.

**DIRECTIONS**

From Gloucester proceed on the A40 and after about 2 miles turn left onto the A48 road. Continue along this road for about 5 miles and on Hartland Hill turn left into Broadway Lane. Broadway Farm will be found on the right hand side of the road after a short distance.

**POST CODE**

GL2 8JZ.

**TENANCY**

The property will be available to rent on a 3 year agreement commencing in early January 2025.

**SERVICES**

Mains **Electricity** and **Water** are connected to the property. Drainage is to a private disposal system. Propane gas **Central Heating** system.

**LOCAL AUTHORITY**

Forest of Dean District Council. Tel: 01594 810000.

**MODE OF LETTING**

The property is available to let on a Tender Basis. Offers will be considered for the house and garden alone, as well as the property as a whole.

Tenders are to be submitted to arrive at the Agents Office by 12 Noon on Monday 28<sup>th</sup> October 2024.

**VIEWING DAY**

A viewing day will be held on Tuesday 1<sup>st</sup> October, between 2pm and 4pm. Please confirm if you will be attending by calling 01989 567233.

**BROADWAY FARM  
BROADWAY LANE  
MINSTERWORTH  
GLOUCESTERSHIRE**

**THE RESIDENCE**

The period residence is approached off Broadway Lane. It is principally constructed of brick elevations under a tiled roof.

The accommodation principally comprises:

**ON THE GROUND FLOOR**

- Entrance Hall:** with panelled radiators and stairs off.
- Sitting Room:** (approx. 19'1" x 9'6") with cast iron fireplace; two panelled radiators; wood block floor.
- Dining Room:** (approx. 12'0" x 11'11") with cast iron fireplace; wood block floor.
- Kitchen:** (approx. 21'9" x 12'0") with Rangemaster cooker; fitted kitchen units; Belfast sink; panelled radiator.
- Utility Room:** (approx. 9'1" x 8'0") with tiled floor; fitted units.
- Inner Hall:**
- Shower Room:** with Mira Sport shower unit; low level w.c.; pedestal wash hand basin; panelled radiator; tiled floor.
- Bedroom No. 1:** (approx. 13'4" x 10'3") with casement door to Garden. Panelled radiator.

**ON THE FIRST FLOOR**

- Landing:** with panelled radiator; airing cupboard and store cupboards off.
- Bedroom No. 2:** (approx. 11'1" x 10'9") with panelled radiator; cupboard off.
- Bedroom No. 3:** (approx. 21'0" x 9'5") with cast iron fireplace; panelled radiator.
- Bedroom No. 4:** (approx. 11'8" x 11'7") with panelled radiator.
- Bedroom No. 5:** L shaped (approx. 12'0" x 9'0" max) with panelled radiator; cast iron fireplace.

**Family Bathroom:** with rolltop bath; shower cubicle; pedestal wash hand basin; low level w.c.; panelled radiator.

Adjacent to the farmhouse is a **Garage/Store** (approx. 19'7" x 17'9") with **Loft** over.

## GARDEN GROUNDS

The property is situated in attractive Garden Ground which comprise lawns with trees and raised beds.

## THE FARMBUILDINGS

The farm buildings are situated in close proximity to the farmhouse.

They are used for livestock accommodation, general storage and also provide facilities in respect of the existing glamping unit.

The buildings comprise:

Four bay stone and corrugated iron **Dutch Barn**.

Brick, timber and galvanised iron four bay **Garage Block**.

Brick and pantile Range of two **Pigs Cots**.

Brick and tile **Store**.

Brick, tile and corrugated **Range** comprising two stables (approx. 35' x 26').

**General Store** (11'7" x 10').

**General Store** (13' x 11'2").

**Shower Block** including Ladies and Gents Showers and two W.C.s with three Belfast sinks.

**Dining Area** (approx. 12'11" x 11'10").

**Kitchen Area** (approx. 12'4" x 10'5").

Lean to **Fuel Store** and **Boiler Room**.



## **THE LAND**

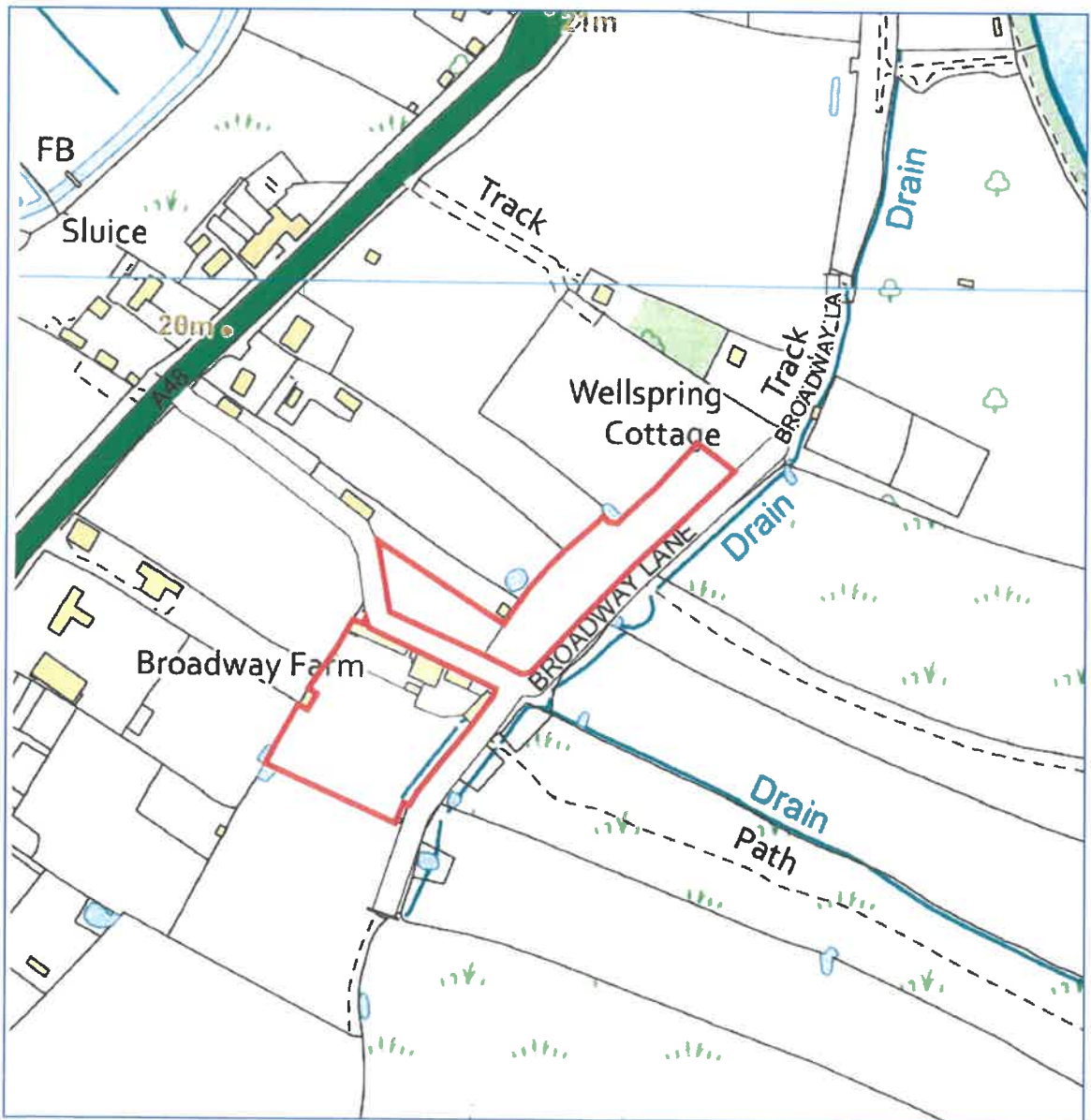
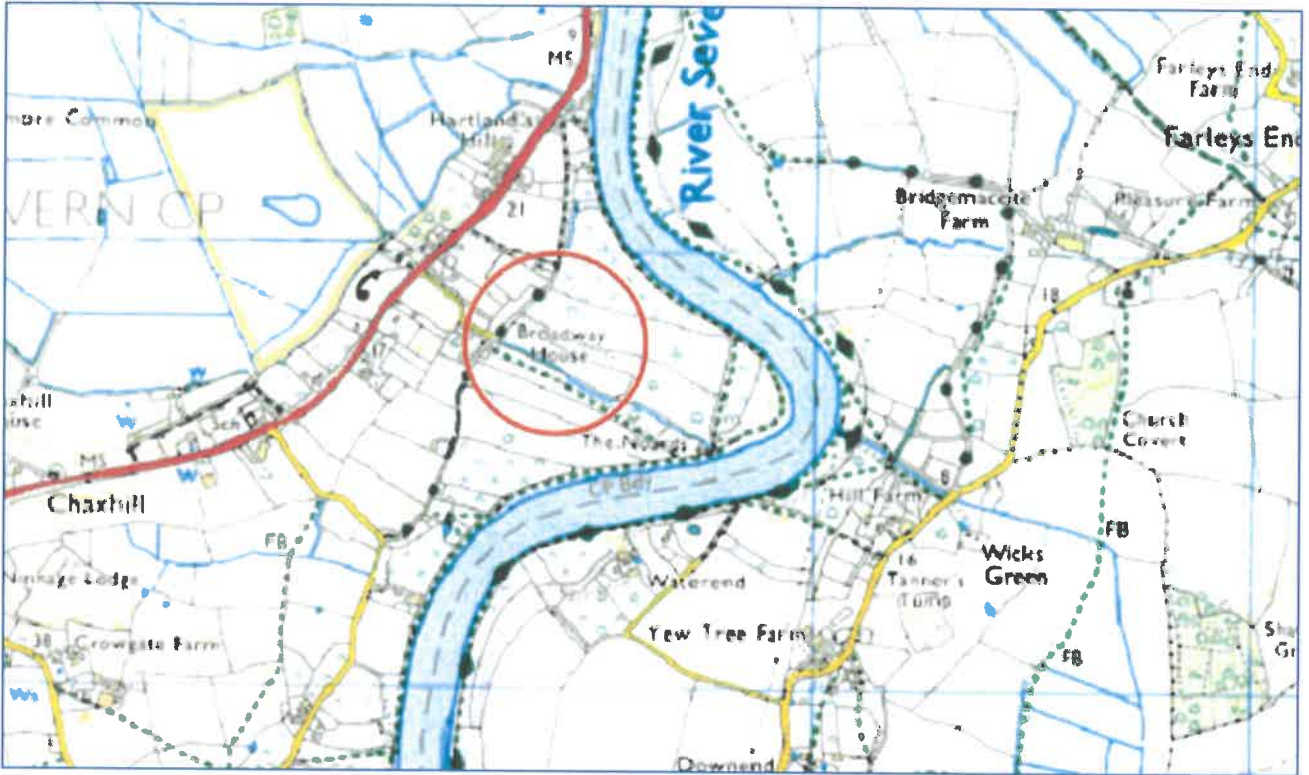
The land is contained within three small fields surrounding the homestead. It comprises an area of level permanent pasture with good access.

The total area is about 2.50 acres.



## **GLAMPING**

Four Glamping Units and associated infrastructure may be available by separate purchase.



**TENANCY APPLICATION**

**PROPERTY: BROADWAY HOUSE, HARTLAND HILL, MINSTERWORTH**

<b>NAME:</b> <b>(as to appear on tenancy)</b>	
<b>ADDRESS:</b>	
<b>TEL NO:</b> <b>MOBILE NO:</b>	
<b>EMAIL ADDRESS:</b>	
<b>DETAILS OF FAMILY:</b>	
<b>PETS:</b>	
<b>CURRENT EMPLOYER:</b>	
<b>CURRENT LANDLORD:</b>	
<b>REFEREES:</b> <b>FINANCIAL:</b> <b>(preferably bank)</b> <b>CHARACTER:</b> <b>(preferably employer or current landlord)</b>	

**INFORMAL TENDER**

**BROADWAY HOUSE, HARTLAND HILL, MINSTERWORTH**

Tender Closing Date – Monday 28<sup>th</sup> October 2024, 12 Noon

I/We offer, the sum of:

£ .....  
(figures and words)

For the property comprising: .....

**YOUR DETAILS**

Name: .....

Address: .....  
.....

Tel No: ..... Email: .....

Signed: .....

This form is to be returned no later than 12 Noon on Monday 28<sup>th</sup> October 2024 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 5HT. Please mark the envelope 'Broadway Farm'.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or lower.