



Hoarthorns Farm  
Coleford, Gloucestershire

**BK** | Bruton Knowles

# Hoarthorns Farm

## Edge End, Coleford, Gloucestershire, GL16 7EY

A rare opportunity to acquire a ringfenced block of arable and pasture land together with a range of agricultural buildings in west Gloucestershire.

Coleford 2 miles, Monmouth 9 miles, Ross-on-Wye 9 miles, Gloucester 19 miles

Approximately 218.05 acres (88.24 ha) in total

For sale as a whole or in two lots

Lot 1—Farm buildings, arable and pastureland extending to 125.86 acres (50.93 ha) - Guide Price £1,275,000.

Lot 2—Pasture land and range of traditional stone barns extending to 92.19 acres (37.31 ha) - Guide price £725,000.

### Situation

Hoarthorns Farm is situated 2 miles north east of Coleford in the Forest of Dean. The village of Edge End lies on the A4136 linking from the A40 at Huntley through to Monmouth. Ross-on-Wye lies close just 9 miles north providing easy access to the M50 motorway.

### Lot 1— Farm buildings, arable and pasture land extending to 125.86 acres (50.93 ha)

Lot 1 extends to approximately 125.86 acres (50.93 ha) and comprises a block of Grade 2, 3 and 4 arable land, permanent pasture, a small block of traditional



Woodland, and farm buildings, edged red on the sale plan.

The land lies to the north of Edge End and is accessed via a good gated track leading off a council maintained road accessed directly off the A4136.

To the south east of Lot 1 is a farmyard and a range of farm buildings with the two steel framed sheds centred around a part concrete, part hardcore farm yard. The buildings are as follows:

- A six bay steel framed cattle shed with Yorkshire board cladding, concrete panel walls, concrete floor and profile sheet roof with one bay having a roller door with access to a workshop, separate WC, wash hand basin, and an office/kitchen (GEA approximately 4,912 sq ft (462 sq m)).

- A three bay steel framed shed with concrete panel walls, Yorkshire boarding and a fibre cement sheeted roof (GEA approximately 1,022 sq ft (95 sq m)).
- A large poly tunnel historically used as a lambing shed (GEA 3,143 sq ft (292 sq m)).

To the north of the farm buildings is a small block of traditional woodland known as Hoarthorns Wood. The arable and pasture land extends to the west and south of the buildings and comprises approximately 70.24 acres (28.42 ha) of arable land, and pasture land extending to some 44.51 acres (18.01 ha). The arable sits at a slightly higher elevation, gradually descending back towards the central access track and the farm's western boundary.

The arable land is divided into five well sized enclosures and has been well managed by the current tenant, actively farmed on an ongoing crop rotation. The majority of the pasture land is along the southern boundary of the lot with an additional singular field located to the west of the arable ground. The main vehicular access into the farm continues past the farm buildings providing access to the land.

### Lot 2—Pasture land and range of traditional stone barns extending to 92.19 acres (37.31 ha)

Lot 2 extends to some 92.19 acres (37.31 ha) and comprises a block of gently undulating pasture land interspersed by two small bands of woodland. Access to the block can be taken via a right of way over a hardcore track to its eastern boundary.





The access track to lot 2 is taken directly off the A4136 (what3words ///ghost.frantic.position). The track provides access to two gated entrances along the Lot's eastern boundary.

### Carter's Piece Barns

Nestled in a small wooded area centrally within Lot 2 is a charming range of traditional stone barns. The Victorian stone-built structures briefly comprise a former calving barn with exposed internal roof timbers, a two bay open fronted shelter of a similar construction, and a further stone and timber building within the overgrowth. The barns offer tremendous scope for conversion into residential/holiday let use and occupy a truly private location at the centre of the farm.

**Services:** There are mains electricity and water connections to the farm buildings with drainage to a private system, mains water supply to Lot 1, and a natural source to Lot 2. Interested parties should rely on their own enquiries as to the suitability and location of other service connections.

### Wayleaves, Easements and Rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Three public footpaths briefly cross the property, one to the southwest crossing a portion of the arable land before existing to the south. A second enters to the north of the holdings before joining the third path that runs the width of the farm known as Wysis Way.

### Basic Payment and Agri-environmental

**Schemes:** The agricultural land is registered with the Rural Payments Agency and Basic Payment Scheme payment is claimed and received by the outgoing tenant. A portion of the land at Hoarthorns Farm is entered into a Countryside Stewardship agreement, further details are available from the vendor's agent.





**Occupation:** The property is offered for sale freehold. A Farm Business Tenancy Agreement terminates on 29th September 2024.

**Method of Sale:** The property is offered for sale as whole, or in two lots, by informal tender. Tenders are to be submitted to Archie Stray by email no later than 12 noon on Thursday 16th May 2024. Please contact the Vendor's agent for the tender documentation.

**Agents note:** Hoarthorns Farm is offered for sale subject to an existing covenant prohibiting intensive pig or poultry farming on the property.

The property is offered for sale free of any overage clauses.

**Sporting, timber and mineral rights:** All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

**Designations:** The property lies within the eastern fringe of the Wye Valley Area of Outstanding Natural Beauty (AONB).

**Local authority:** Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG.  
[www.fdean.gov.uk](http://www.fdean.gov.uk)

**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right

attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Solicitors:** Harrison Clarke Rickerbys Solicitors, Thorpe House, 29 Broad Street, Hereford, HR4 9AR

**Health and safety:** Given the potential hazards of a working farm, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

**Viewing:** All viewings are strictly by confirmed appointment with Bruton Knowles, 01452 880000

**Guide price:** Lot 1: £1,275,000, Lot2: £725,000, the whole: £2,000,000



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared February 2024. Photos taken January 2024.

## Bruton Knowles Gloucester

Olympus House, Olympus Park, Quedgeley, GL2 4NF  
01452 880000

### Archie Stray MRICS

[archie.stray@brutonknowles.co.uk](mailto:archie.stray@brutonknowles.co.uk)

### Ben Compton MRICS FAAV

[ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)



Hoarthorns Farm, Edge End,  
Coleford, Gloucestershire, GL16 7EY

