

A 9.15-ACRE SMALLHOLDING WITH PLANNING CONSENT FOR THE CONVERSION OF BARNES INTO THREE DWELLINGS



Ash Farm, Morse Lane, Drybrook, Gloucestershire, GL17 9BE





LOT 2

LOT 1

LOT 3

LOT 4

LOT 5

PROPOSED DEVELOPMENT

The buildings at Ash Farm are located to the east of the farmhouse and comprise a range of traditional and contemporary former agricultural buildings.

The 7 bay steel portal frame and brick shed with an adjoining 3 bay steel, brick, and profile sheet lean to referred to as buildings A and B will comprise two dwellings:

Unit A

- Open plan kitchen/dining room
- Living room
- Bedroom 1 with an ensuite bathroom
- Bedroom 2
- Bedroom 3
- Bathroom

Unit B

- Open plan Kitchen/ dining room
- 2 bedrooms with ensuite bathrooms

The traditional stone and slate barn with a 3 bay steel lean-to referred to as building C will comprise a Single Dwelling:

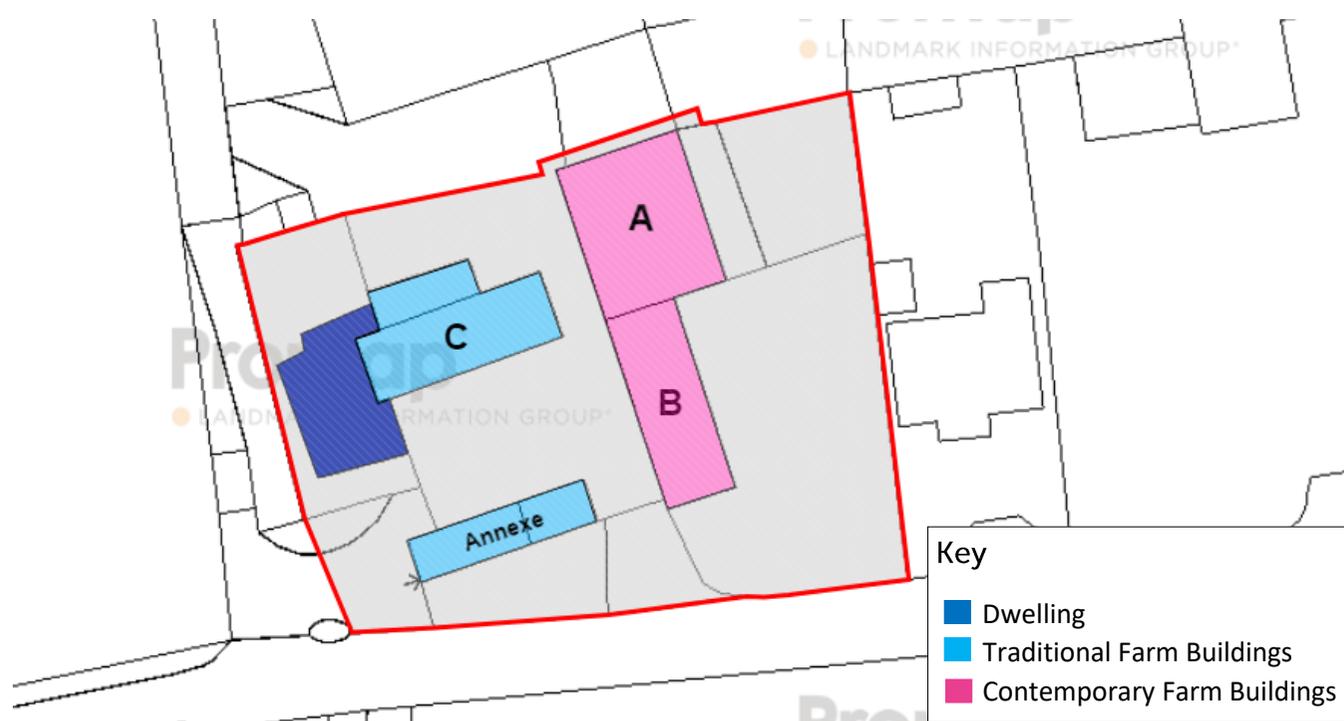
Unit C

- Open plan kitchen/living room
- Bedroom 1
- Bathroom

The traditional brick and slate barn with adjoining brick and slate former cow byre referred to as the 'Annexe' will comprise:

Annexe

A detached annexe consisting of a workshop, wet room, and two home offices.



LOCATION

Ash Farm is located in a rural, yet easily accessible location along Morse Lane between Ruardean and Drybrook. Ruardean Hill is the highest point in the Forest of Dean with a superb outlook as well as a village shop and primary school.

Ash Farm is easily accessible from Ross-on-wye, just 6 miles north, as well as the wider Wye Valley Area of Outstanding Natural Beauty. The M50 is located approximately 10 miles to the north of the farm and provides access to Junction 2 of the M5 motorway.



THE FARMHOUSE

Ash Farmhouse is approached directly off Morse Lane and sits to the southwest of the farmyard. Constructed primarily of rendered stone under a pitched slate roof, the accommodation includes a kitchen and utility room, two reception rooms, a fourth bedroom/office, and a cloak room to the ground floor, and three bedrooms and a family bathroom to the first floor.

The farmhouse is generally in need of modernisation throughout however has the potential to create a fantastic family home with superb views across the surrounding countryside.



VIEWINGS

Viewings of the whole property are strictly by confirmed appointment with the vendor's agent, Bruton Knowles.

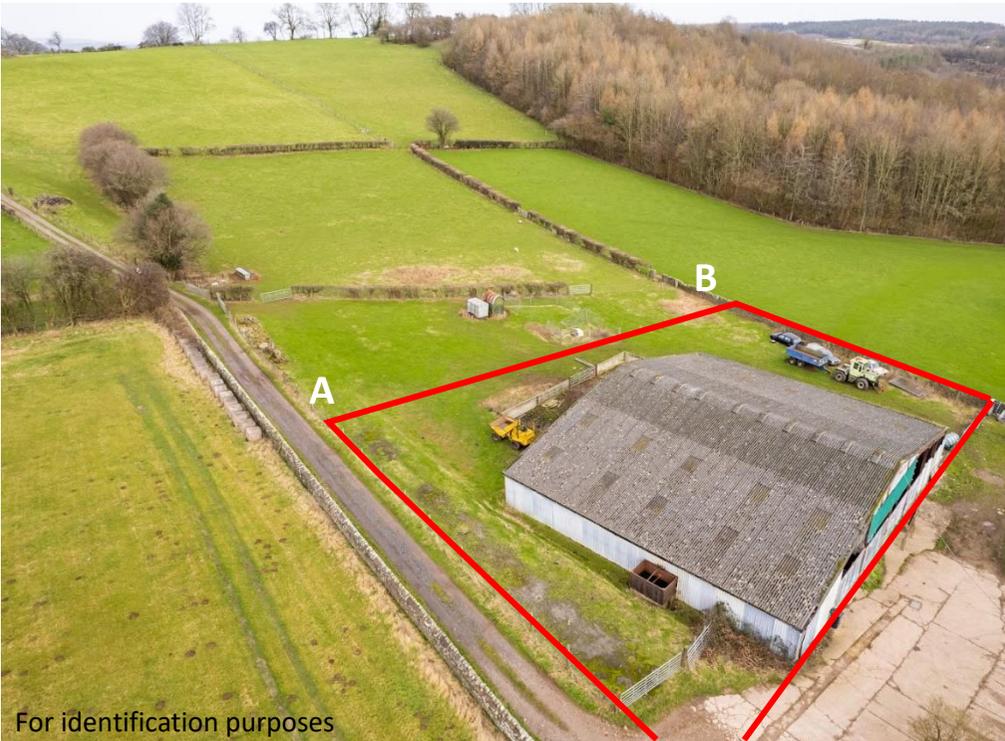


LOT 2

A circa 628 SQ M steel framed livestock building sitting within a plot of approximately 0.65 acres. Access to the barn is taken through the yard of Lot 1 accessible directly off Morse Lane. The building is connected to a mains water and electricity supply.

The barn is offered for sale with no adverse planning history and lies adjacent to the consented units setting a good precedent for future re-development, subject to the necessary consents. Alternatively, the barn is well suited to house livestock and be used as part of the wider smallholding.

The purchaser of Lot 2 will be responsible for erecting a new stock-proof boundary between points A and B on the plan within 30 days of completion.



LOT 3 - 5

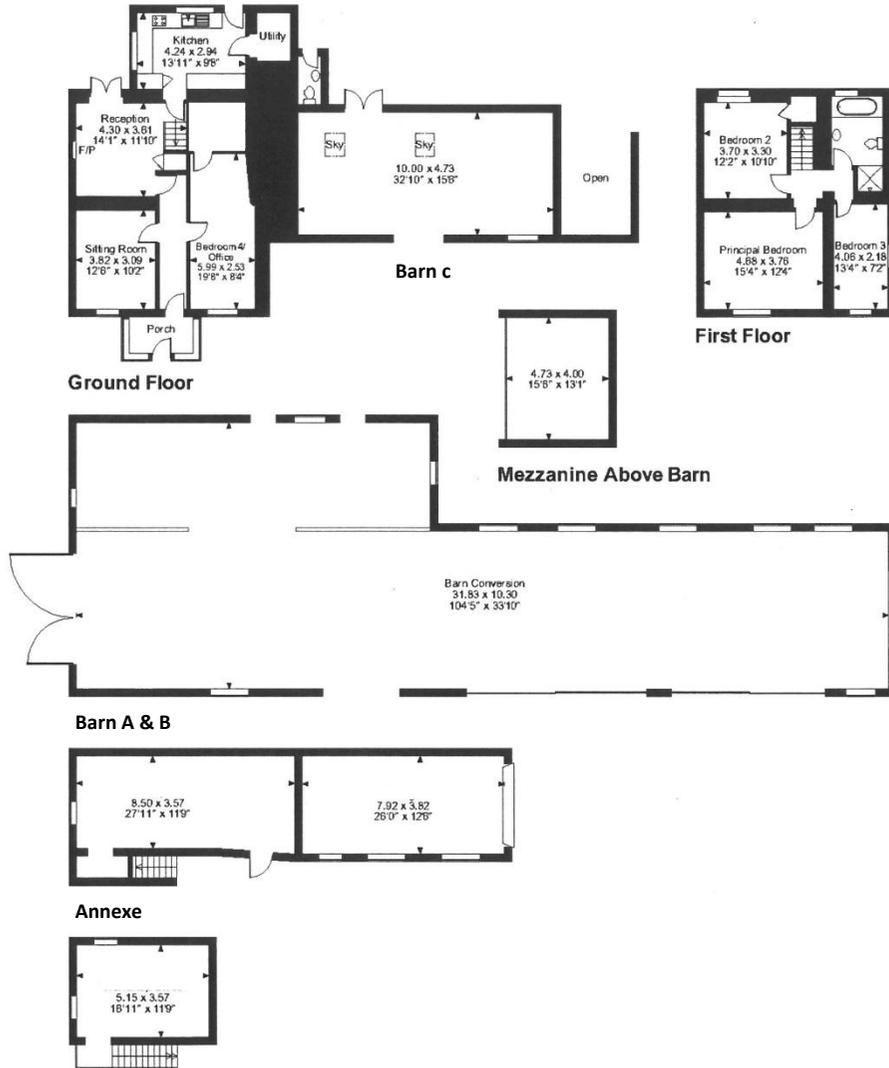
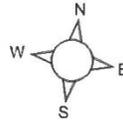
Three lots of pasture land extending to the east of the farmhouse and buildings. Each lot is bound and divided by a mixture of mature hedgerow, stock fencing and dry-stone walls with each lot benefiting from roadside access along Morse Lane.

The purchaser of Lot 3 will be responsible for erecting a new stock-proof boundary between points C and D on the plan within 30 days of completion.

LOT	ACRES
3	2.90
4	2.92
5	2.18
TOTAL	8



Ash Farm, Morse Lane, Drybrook
 Approximate Gross Internal Area
 Main House = 1444 Sq Ft/134 Sq M
 Garage = 322 Sq Ft/30 Sq M
 Barn Outbuildings = 3449 Sq Ft/320 Sq M
 Ash Farm = 553 Sq Ft/51 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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GENERAL

Local Authority: Forest of Dean District Council

Council Tax: Band C

EPC: Band D

Occupation: The property is offered for sale freehold. A Farm Business Tenancy Agreement on the livestock building and land terminates on 31st October 2024.

Guide Price(s):

LOT	GUIDE PRICE
Lot 1	£570,000
Lot 2	£75,000
Lot 3	Offers in excess of £35,000
Lot 4	Offers in excess of £30,000
Lot 5	Offers in excess of £22,000
The Whole	£732,000

Method of Sale: Ash Farm is offered for sale as a whole or in up to 5 lots to suit by Private Treaty.

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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 August 2023 and January 2024.

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