

FOR SALE – RESIDENTIAL BARN DEVELOPMENT
The Farmyard at Abbots Lodge, Base Lane, Sandhurst, GL2 9NJ

PLANNING PERMISSION FOR 4 RESIDENTIAL DWELLINGS

The Farmyard at Abbots Lodge, Base Lane, Sandhurst, Gloucester, GL2 9NJ

Full consent for a residential development of four dwelling houses in a rural location near Gloucester

LOCATION

Abbots Lodge Farmyard lies on the southern edge of the village of Sandhurst in the Severn Vale. Sandhurst is located north of the Cathedral city of Gloucester and within a short drive of both the Regency Spa town of Cheltenham and Medieval market town of Tewkesbury. The location benefits from excellent transport links with access to the M5 Motorway at J10 and J11. The A40 is located to the south at Gloucester and provides access to the A417.

- **Gloucester – 2.5 miles**
- **Cheltenham – 9.7 miles**
- **Tewkesbury – 11.3 miles**

DESCRIPTION

The site comprises a range of agricultural buildings and circulation space with hardstanding. The site benefits from two established access points off Base Lane. The site is broadly level and benefits from 5 agricultural barns with open silage clamp and hard standing. The buildings are located adjacent to a substantial Grade II Listed dwelling house, grounds and cottage. The barns are constructed in a number of ways, to the north of the site is a blockwork and portal frame barn with lean to. To the right a steel portal frame dutch barn, to the south a historic red brick barn with oak trusses, to the middle of the site a block of concrete frame cow stools and to the far south a modern steel portal frame open sided shed with blockwork elevations. The existing buildings extend to a floor area of approximately 911.3m² GEA.

- **Full Planning Permission for the construction of 4 single storey dwellings**
- **Attractive Rural Location**
- **Lot Area – 0.89 Acres (0.36 Ha) Approximately.**

PLANNING APPROVALS

22/01151/FUL - Demolition of agricultural buildings and the conversion and erection of four dwellings. Approved 10 July 2024.

19/00824/FUL - Conversion of 2no. former agricultural buildings to a single dwellinghouse (use class C3), including internal / external alterations and the erection of a single storey glazed link, and associated access, parking and residential garden area. Approved 10 December 2020. Now Lapsed.

19/00276/PDAD – Permitted Development Prior Approval Application from Agricultural to residential. Conversion of one modern cattle barn to form one dwelling. Approved 10th May 2019. Now Lapsed.

Please Note: The 2024 consent will be liable for CIL as it is located with Tewkesbury Borough Council. The current rate is £123.06 per m².

Proposed Accommodation (GIA Approximately)

Building	Bedrooms	Area M2
Barn 1	4	217
Barn 2	3	147
Barn 3	3	166
Barn 4	3	171

The proposed scheme provides for a comprehensive re-development of the former farmyard with partial demolition and site clearance and construction of a heritage designed single storey complex of barns with private parking, driveways and landscaping.

TENURE

Freehold with Vacant Possession Upon Completion.

SERVICES

We are advised that the property is served by a mains water supply but we have not undertaken any tests or investigations in this regard. The existing electricity supply is submetered from the adjoining cottage. A purchaser will be required to install a new electricity supply to serve the development and the existing supply will be disconnected. The purchaser is to provide the adjoining agricultural landowner with a separate agricultural water supply when existing supplies are split to serve the development. This supply is to be located to the north of the site alongside the field access. Please see the information pack for further information.

METHOD OF SALE

The property is For Sale by Private Treaty.

GUIDE PRICE

Guide Price £495,000.

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

The land is subject to a right of way to utilise a privately owned track in the event that the property becomes inaccessible due to flooding of roads in the wider Sandhurst area. This track is located just opposite the farmyard entrance.

An easement is in place for visibility splay works. Drainage rights are also in place for soakaways in the adjoining land subject to a detailed scheme being drawn up.

Site clearance subject to negotiation. The vendor reserves the right to take down the steel portal frame buildings – to be agreed with a purchaser.

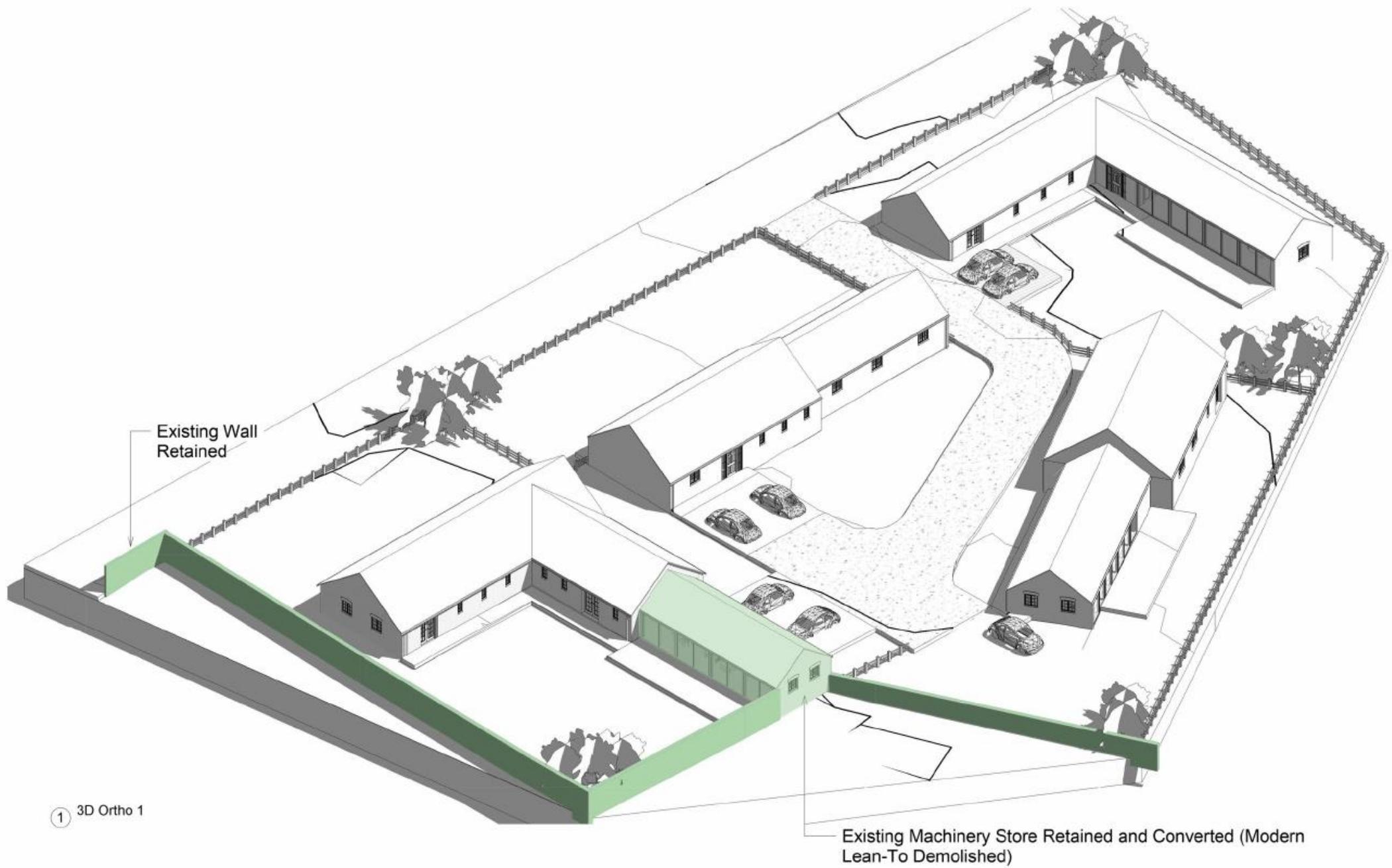
VAT

The property has not been elected for VAT.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. An online data pack has been prepared containing relevant documentation and plans. Please contact us for further information.

SUBJECT TO CONTRACT – OCTOBER 2024

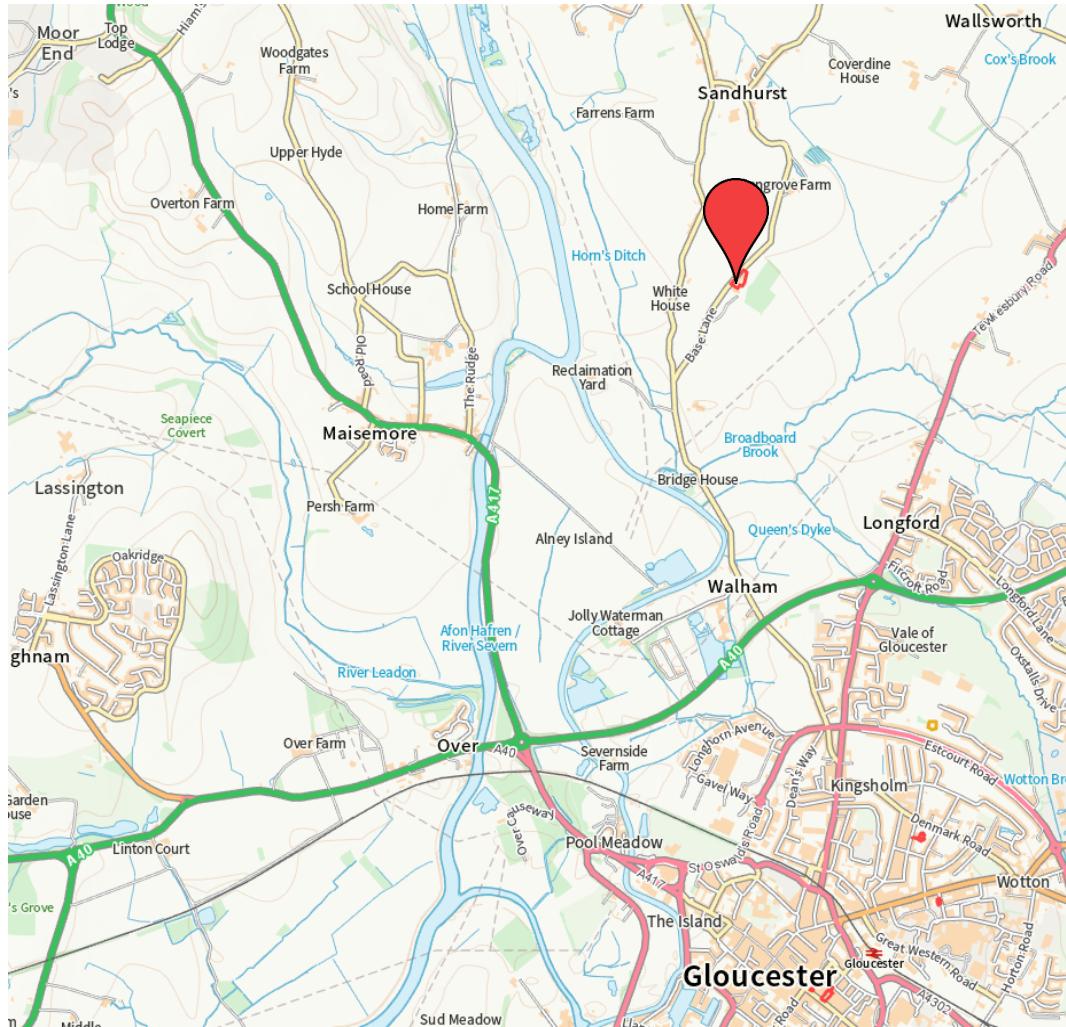






Regulatory

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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