

Birdwood House Farm

Birdwood, Gloucestershire, GL19 3EJ

 **BRUTON KNOWLES**

On behalf of

 **Gloucestershire**
COUNTY COUNCIL



- Grade II listed red brick farmhouse
- 37.39 acres of majority arable land
- Range of farm buildings

AMENDED OVERAGE CLAUSE

The house and buildings shall be exempt from the overage clause

Introduction

The property is 7.5 miles west of Gloucester city centre accessed by the A40.

Birdwood House Farm is a Grade II listed red brick detached farmhouse under a clay tile roof, which is set back from the road with courtyard to the rear. The property is accessed via a private tarmac drive and is laid out over three storeys with five/six double bedrooms.

Available as a Whole or in Lots.

Lot 1 – Birdwood House Farm with 16.51 acres £1,000,000

Lot 2 – 20.88 acres £250,000

Offers to be received by Noon on 10th December 2025



Location

Birdwood House Farm is located just off Bulley Lane, a quiet single-track country road, this property enjoys a peaceful rural setting while remaining well-connected. The nearby A40 offers direct routes to both Gloucester and Ross-on-Wye, making travel convenient and efficient.

Gloucester City Centre is just 7.5 miles to the east, providing access to a wide range of amenities, shopping, and direct rail links to London. For further travel, Junction 12 of the M5 is approximately 11 miles away, offering excellent connectivity to both Bristol and Birmingham.

Description

Birdwood House Farm is a Grade II listed farmhouse, laid out over three storeys with a lawn garden to the front and an enclosed courtyard to the rear. The property also benefits from a full-length cellar with potential to be converted. The farm buildings extend beyond the house and comprise of a Grade II listed red brick workshop with hayloft above and adjoining former dairy, 4 steel portal framed buildings with further timber barn and five concrete block loose boxes with concrete yard surrounding.

The accommodation briefly comprises: full length entrance hall and porch, kitchen, dining room, living room, utility with an external door and adjoining bathroom including shower, WC and basin, full length cellar, master bedroom with walk in wardrobes, four further double bedrooms (some with built in wardrobes), an attic room with restricted head height but potential to be an additional bedroom, office and family bathroom comprising of a shower over the bath, bidet, basin and WC. There is a built-in airing cupboard in the bathroom and stairway to a currently disused yet boarded out attic room.

The Grade 3 land is mainly located to the rear of the farm buildings. In total it extends to approximately 37.39 acres, of arable and pastureland. The land is predominately Grade 3

land and lies over slightly acidic loamy and clayey soils with impeded drainage. The land also falls within a Nitrate Vulnerable Zone (NVZ). There is a public footpath running along the northern boundary of the main farmstead.

Environmental Schemes

We understand the land is currently subject to a 5-year Mid-Tier countryside Stewardship agreement. Any part-year payments received in the year of completion will not be apportioned, and the purchaser will be required to comply with the terms of the agreement for the full calendar year in which completion occurs.

Further details of the agreement are available on request.

Services

The property is connected to mains water and electricity with oil fired central heating and a private septic tank.

Any potential purchaser should undertake their own searches in this regard.

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

Method of Sale

The property is for sale by way of Informal Tender. Offers should be submitted to the sole selling agents, in writing by noon on 10th December 2025 addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email
ellie.isaac@brutonknowles.co.uk

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 and Photographs taken May 2025.

VAT

The property is not elected for VAT

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

The land is to be sold with a proposed overage clause of 50% for 30 years for any new residential development. The existing house and buildings will be exempt from the overage clauses.

The detail of the overage will be written up once an offer has been accepted.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Energy Performance Certificate

The property has an energy rating of F (30)

Council Tax

Birdwood House Farm - £2327 (D)

Planning Use / History

The property is situated within the Local Authority of the Forest of Dean District Council

We understand there to be no outstanding planning applications associated with the property.

Birdwood House Farm, Birdwood, Gloucestershire, GL19 3EJ

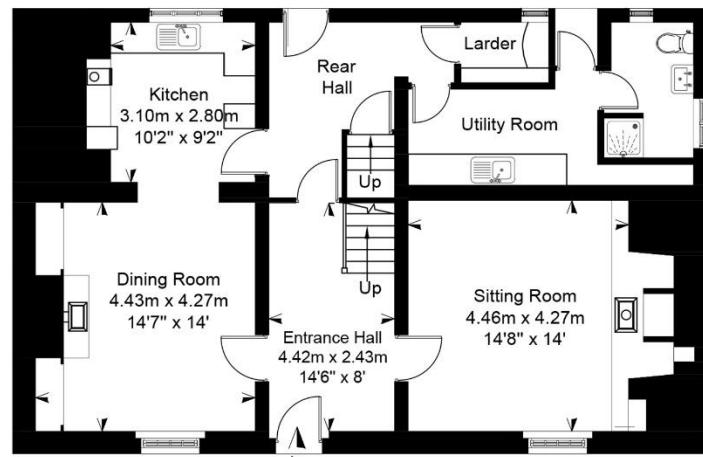
Guide Price £1,250,000 Freehold with vacant possession



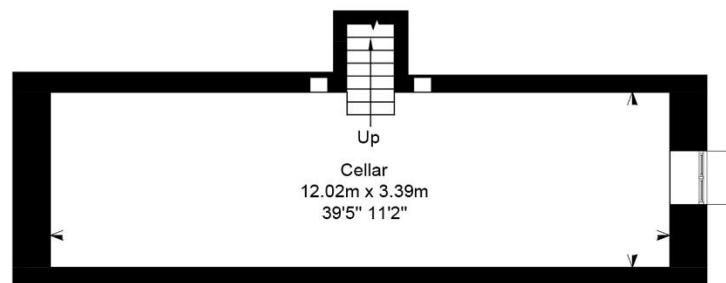
Birdwood House Farm, Birdwood, Gloucestershire

Approximate IPMS2 Floor Area

House	270 sq metres / 2906 sq feet
Attic Space	11 sq metres / 118 sq feet
Cellar	42 sq metres / 452 sq feet
Total (Includes Limited Use Area)	323 sq metres / 3476 sq feet 19 sq metres / 204 sq feet



Ground Floor



Cellar

Simply Plans Ltd © 2025

07890 327 241

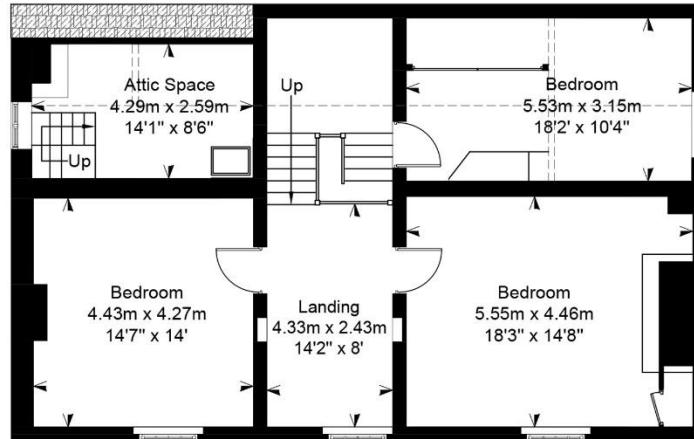
Job No SP3767

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

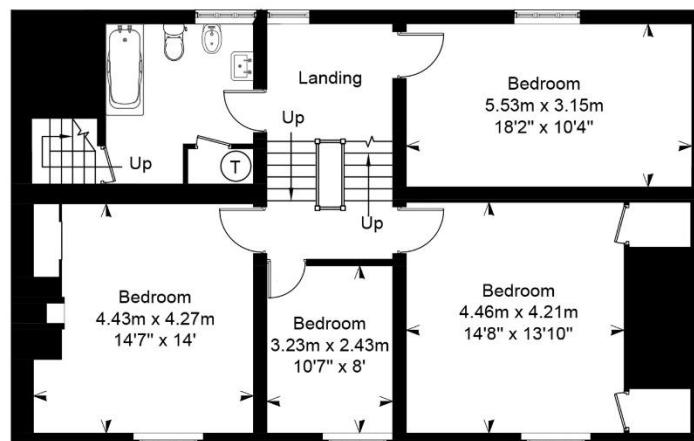
Not to scale unless specified.

IPMS = International Property Measurement Standard



Second Floor

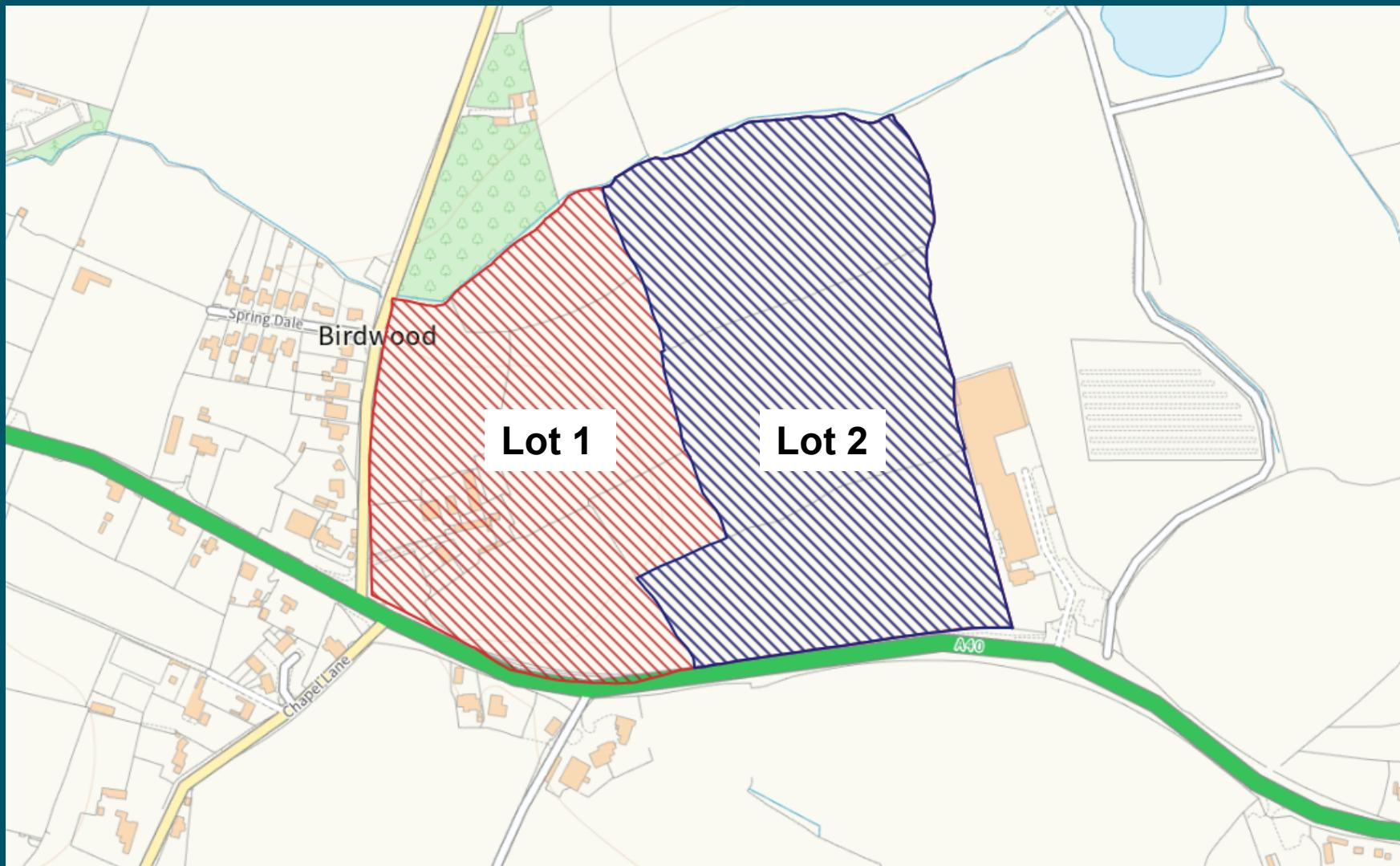
[---] = Limited Use Area



First Floor

Birdwood House Farm, Birdwood, Gloucestershire, GL19 3EJ

Guide Price £1,250,000 Freehold with vacant possession



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Guide Price £1,250,000 Freehold with vacant possession



Contact:

Ellie Isaac MRICS FAAV

Senior Rural Surveyor

T: 07849 800739

E: ellie.isaac@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

T: 01452 880058

Viewings

Viewings strictly by appointment only with Bruton Knowles, the sole selling agents.

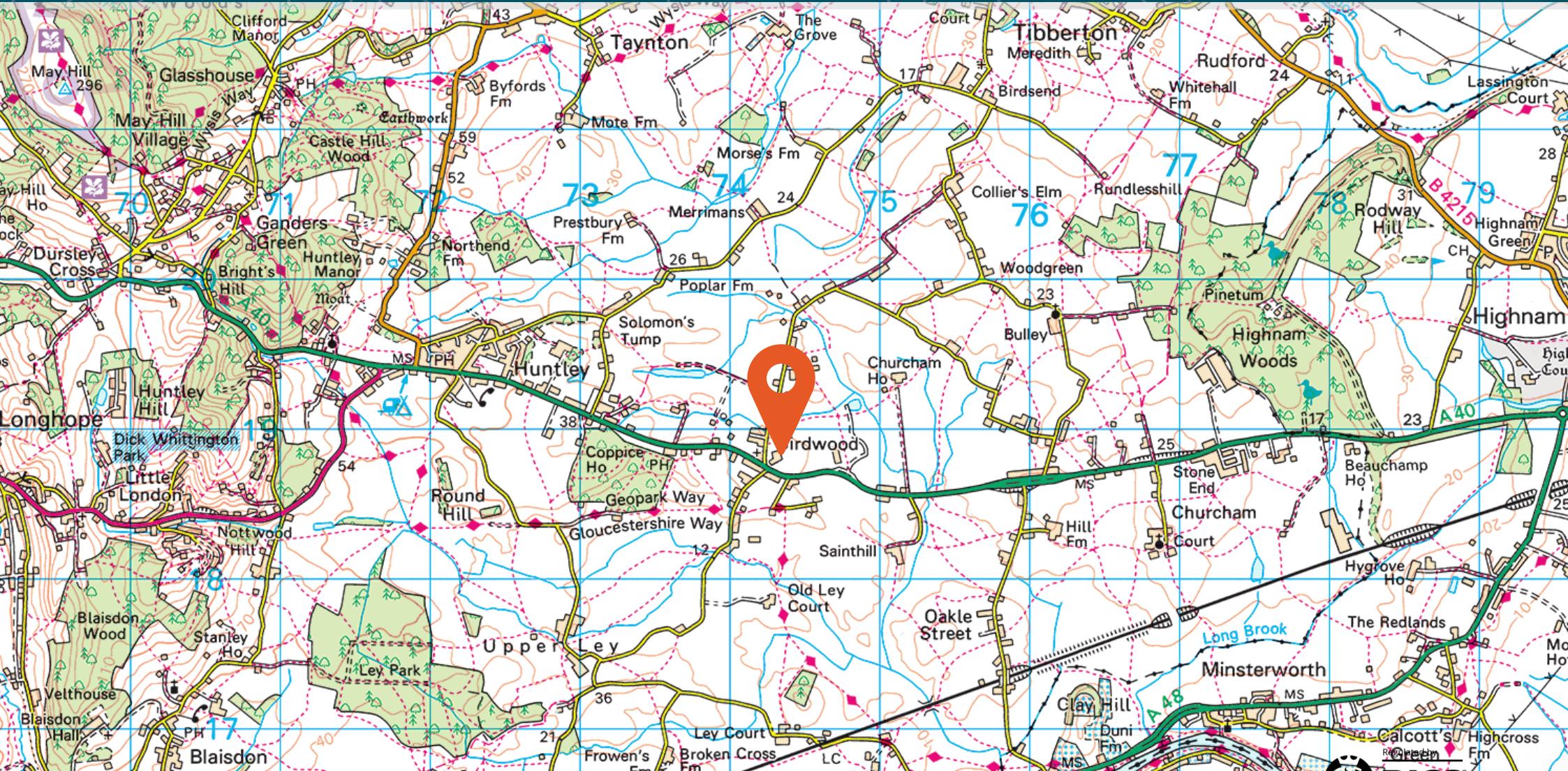


driveway

gateway

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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 registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

For Sale |



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FORM OF INFORMAL TENDER – Birdwood House Farm

Informal Tenders Closing Date: Noon on Wednesday 10th December 2025

Subject to Contract

I/We offer the sum of: _____

(figures and words)

For lot(s) 1 2

Please deleted as appropriate

I accept the proposed 50% overage over 30 years for any residential development, excluding the farmhouse and buildings

Please deleted as appropriate

I propose a variation to the overage as detailed below:

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchase
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

The Buyer(s) Details

Name: _____

Address: _____

Email: info@pennmath.com

Tel No: _____ Signed: _____

This form is to be returned no later than 12 Noon on 10th December 2025 via email to:

eleanor.isaac@brutonknowles.co.uk

We will reply with a confirmation of receipt email.

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