

DREWS FARM

Taynton • Gloucestershire • GL19 3AN



Voyce Pullin
Rural Property Agents

DREWS FARM

Taynton, Gloucestershire, GL19 3AN

An attractive Residential Stock Farm in an unspoilt rural location. Red Brick Farmhouse, Semi-Detached Cottage, Traditional Red Brick Farm Buildings, approximately 94 acres of Pasture Land in a ring fence and with long road frontages to the South.

*M5 (Junction 11a) 10 miles; Gloucester City Centre 7 miles;
A40 (Gloucester to Ross-on-Wye) 4 miles*

FARMHOUSE

Kitchen with Pantry, Rear Hallway, Downstairs Shower Room, Dining Room, Living Room, 4 Bedrooms, Family Bathroom

DREWS FARM COTTAGE

Hallway, Living Room, 2nd Hallway, Kitchen, 2 Bedrooms, Bathroom, Enclosed Gardens

FARM BUILDINGS

Traditional Red Brick Workshop/Store with Red Brick Garage and Lean-to, Traditional Red Brick Former Dairy, Range of Dilapidated Former Pig Stys, Concrete Block Cattle Buildings, Timber Barn, Modern Steel Portal Framed Machinery Store

Farmland predominantly to the North but surrounding the farmstead and extending to approximately 97 acres in total

FOR SALE BY PUBLIC AUCTION

(Unless sold privately beforehand)

As a Whole

On Thursday, 15th November 2018 At 7.00 pm

At THE GLOUCESTER FARMERS CLUB, AGRICULTURAL HOUSE, GREVILLE CLOSE, SANDHURST ROAD, GLOUCESTER, GL2 9RG

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Common Auction Conditions of Sale (Edition 1 May 2002) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1 – 12 inclusive. A copy of these conditions should be available from the seller's solicitors or direct from the Auctioneers. These conditions are legally binding and a purchaser is deemed to have read and understood these prior to bidding.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies.

3. Subject to the General and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property.

4. Following upon the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a non-returnable deposit of 10% of the purchase price.

5. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction to alter the order of sale or to amalgamate lots or to withdraw the whole or any lot or parts thereof. Prospective purchasers are therefore advised to check with the Auctioneers prior to the Auction that a lot has not been sold prior, withdrawn or amalgamated.

6. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at Auction.

7. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation the matter in dispute shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.

8. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the Solicitor's or Auctioneer's Office.

9. Prospective purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the Auction to answer any last minute queries, however, prospective purchasers are recommended to make any enquiries before the day of the Auction.

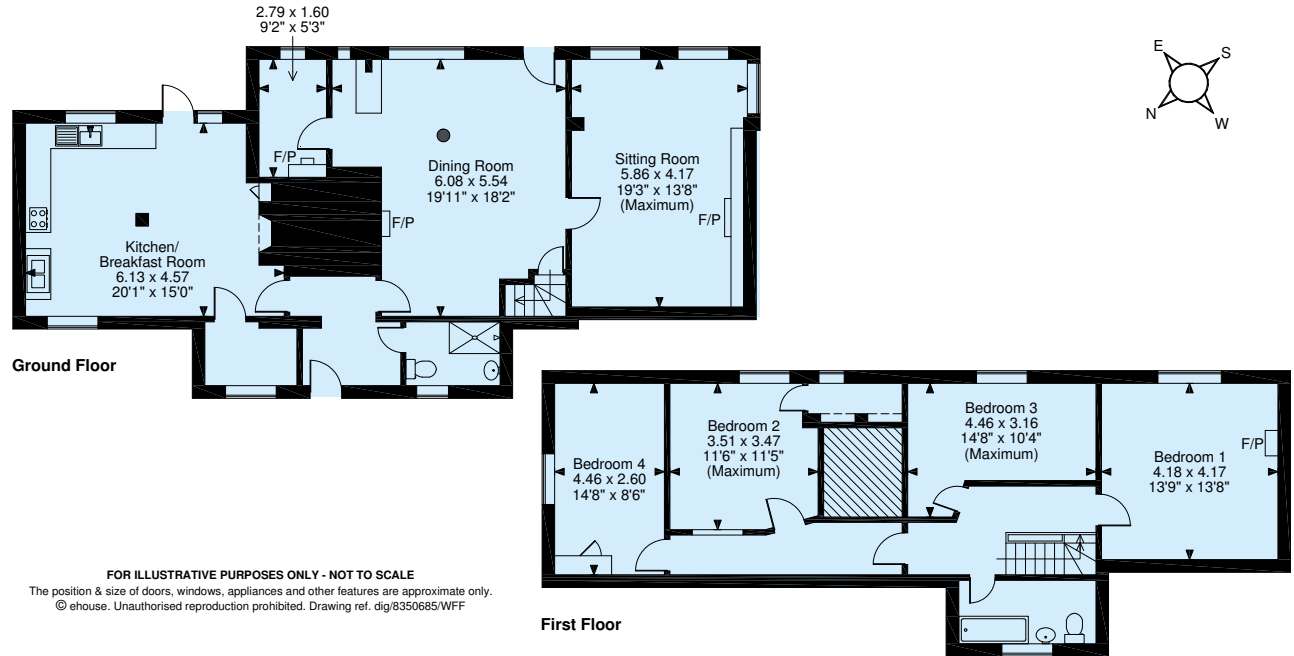
10. Bids will be regulated entirely at the discretion of the Auctioneer.

11. Prospective purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the money laundering regulations. Examples of appropriate identification include: Passport/Driving license and a recent household utility bill.

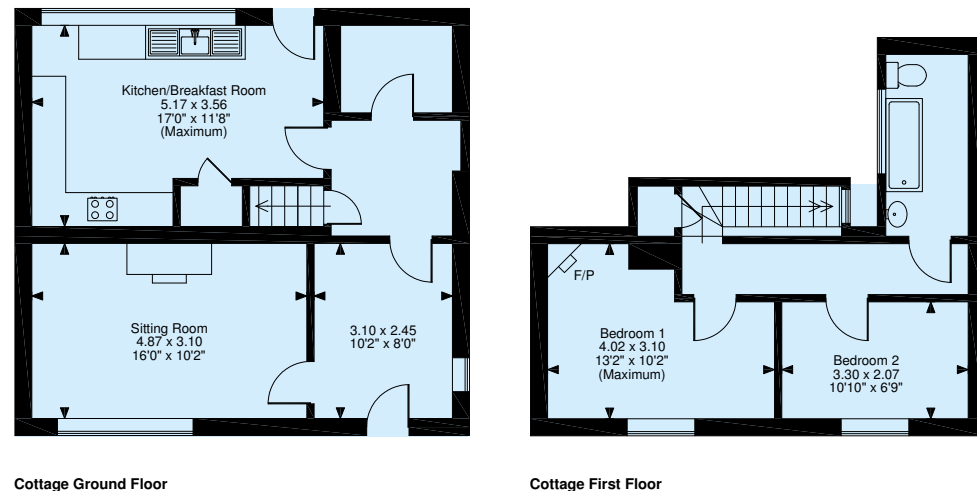
12. Money Laundering - Please note that Auctioneers have a policy not to accept cash payments for the deposit that exceeds £8,000 (Eight Thousand Pounds). Furthermore as recommended as good practice by the R.I.C.S. the auctioneers will require proof of identification from the purchaser in the form of a driver's license/Passport and recent utility bill.

Important Notice: (to be read by all prospective purchasers)
 Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. Photographs taken June 2018 and Details prepared September 2018.

DREWS FARMHOUSE
 Approximate Gross Internal Area
 2014 Sq Ft/187 Sq M



DREWS FARM COTTAGE
 Approximate Gross Internal Area
 901 Sq Ft/84 Sq M





SITUATION

Drews Farm is situated in the Leadon Valley area of Gloucestershire between the city of Gloucester and Newent. Located away from the road the farm enjoys unspoilt rural views across to May Hill and the Forest of Dean, access to Gloucester, Cheltenham and Ross on Wye is most straight forward.

DIRECTIONS

From Gloucester take the A40 ring road travelling west; follow the signs for Ross on Wye; at Over take the right hand turn for Newent and continue on the B4215 through Highnam and Rudford; after approximately 2.5 miles take the left hand turn (Buttermilk Lane) signposted Tibberton and Taynton; continue for approximately 1.5 miles passing through Tibberton; continue passing the Taynton and Tibberton Village Hall on the left and after a quarter of a mile, the entrance to Drews Farm is via a galvanised gate, signed on your right.

DESCRIPTION

Drews Farm comprises a traditional livestock holding typical of this part of Gloucestershire which is lotted as a whole and free of uplift clauses allowing the new owners to pursue their own options for the future of the farm.

The main farmhouse comprises a substantial red brick House that has been well maintained by the current occupier over many years and sits surrounded by a range of both traditional red brick timber and concrete block buildings that exist between a good and dilapidated condition.

Adjacent and semi-detached to the main farmhouse is Drews Farm Cottage of similar construction to the main farmhouse and again in a well maintained condition.

The buildings provide a range of options to the purchaser and some would be well suited to residential conversion subject to the necessary planning consents.

The farmland, with the benefit of a long road frontage to the south have been used for many years for livestock grazing and are divided by hedgerows in to a number of well maintained permanent pasture paddocks.

TENURE AND POSSESSION

The farmhouse, buildings and farmland are offered for sale with Freehold Tenure and Vacant Possession on completion.

Drews Farm Cottage is subject to a Rent Act Lifetime Protected Tenancy in favour of a single occupant.



The north east corner of field SO7422 0539 is not registered with the remainder of the farm due to the fact that no legal title is available for it. The tenant is being asked to provide a Statutory Declaration to support an application for possessory title by the Buyer and further details regarding that are available from the Solicitors.

SERVICES

Mains water and mains electricity are present to the Farmhouse, Cottage and Farm Buildings.

Drainage is to a private system located adjacent to the farmhouse which supports both residences. Telephone Lines run to both properties.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property is offered for sale subject to all easements, covenants or other incident's of tenure which affect it. In particular prospective buyers should note:

- The property is crossed by public footpaths
- Electricity and Telephone wires supported on poles cross field number SO7322/8129.

NVZ

The property is within an area designated a Nitrate Vulnerable Zone.

OUTGOINGS

Council Tax on Drews Farmhouse

- Band E
- Amount Payable 2018 - £2311.35

Council Tax on Drews Farm Cottage

- Band C
- Amount Payable 2018 - £1680.97

BASIC PAYMENT SCHEME

BPS Entitlements have been established, activated and used on the holding in accordance with Scheme Rules and in the current scheme year.

Entitlements are in the ownership of the outgoing Tenant and are not included in the sale price, however are available subject to separate negotiation and can become transferable for the 2019 claim year. The Buyer will be responsible for acting in accordance with Cross Compliance Regulations in respect of the 2018 claim between the date of completion and 31st December 2018. Cost of Transfer of Entitlements if required will be borne by the purchaser.

MINERALS AND SPORTING RIGHTS

Minerals and Sporting Rights, which are in hand, are included in the sale.

LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, Gloucestershire, GL16 8HG
Tel: 01594 810000

EPC

Energy Efficiency Rating - Drews Farmhouse – Band – G
- Drews Farm Cottage – Band – G

SOLICITORS

Langley Wellington LLP, Royal House, 60 Bruton Way, Gloucester, GL1 1EP
Tel: 01452 521286. For the attention of Mr Philip Day.

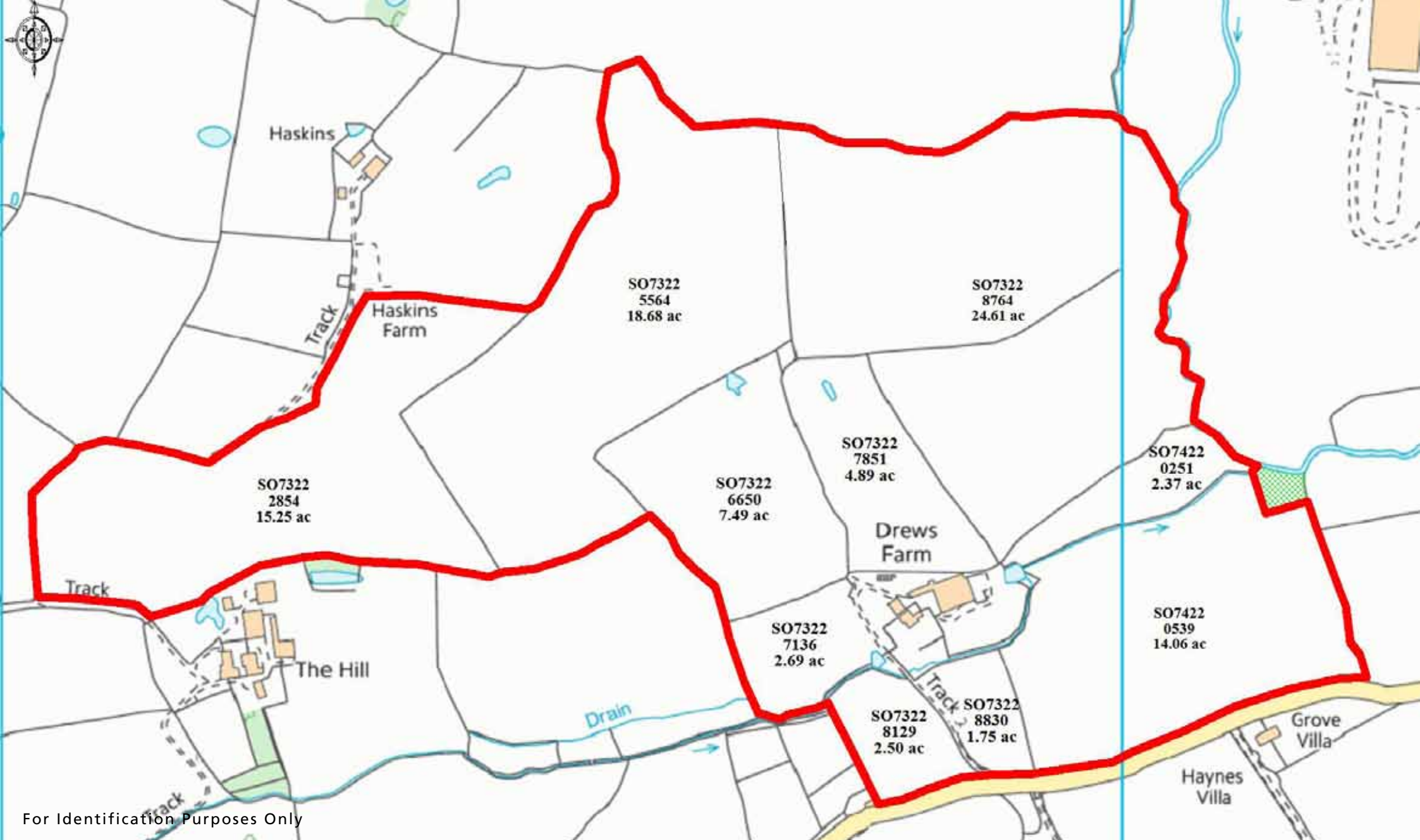
Sales Particulars available from the Auctioneers and Auction Contract Packs available from the Solicitors.

SCHEDULE OF LAND

(In accordance with Rural Land Register Mapping)

NG Field Number	Description	Area (hectares)	Area (Acres)
SO7322 8129	Pasture	1.01	2.50
SO7322 7136	Pasture	1.09	2.69
SO7322 6650	Pasture	3.03	7.49
SO7322 5564	Pasture	7.56	18.68
SO7322 2854	Pasture	6.17	15.25
SO7322 8764	Pasture	9.96	24.61
SO7322 7851	Pasture	1.97	4.89
SO7322 8830	Pasture	0.71	1.75
SO7422 0251	Pasture	0.96	2.37
SO7422 0539	Pasture	5.69	14.06
	Farmhouse/Yards/Buildings	1.18	2.92





For Identification Purposes Only

www.voycepullin.co.uk

Viewing: Strictly by appointment

KNIGHTS FARM, SHEPPERDINE ROAD, SHEPPERDINE, OLDBURY ON SEVERN, BRISTOL, BS35 1RL

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