

V**P**

Voyce Pullin

Rural Property Agents



HILL, BERKELEY SOUTH GLOUCESTERSHIRE

Barns with potential for Commercial/Tourism uses
(subject to planning)

Total Area – 1,078 sq. ft. (100.15m²)

To Let

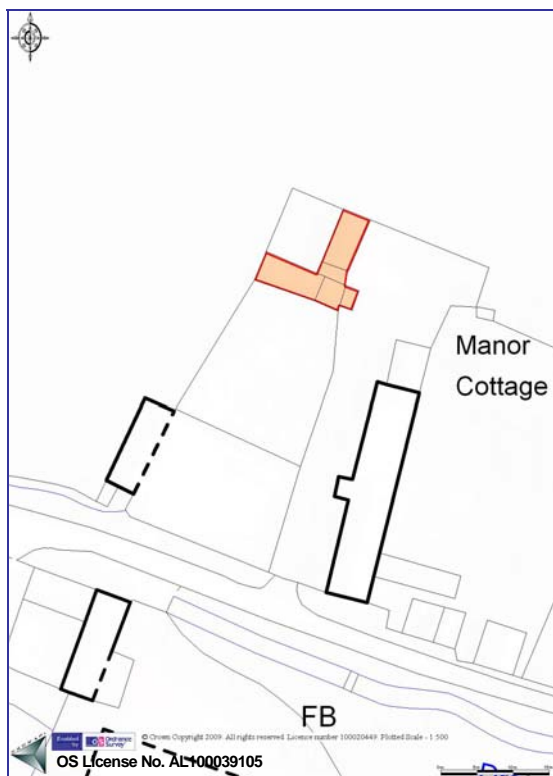


Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

BARN AT MANOR FARM, HILL, BERKELEY



SITUATION/DESCRIPTION: The property is situated in the heart of the Berkeley Vale and is only 5 miles from the M5 (junction 14 at Falfield). The Barn is almost midway between Berkeley to the north and Thornbury to the south, both of which offer a range of everyday shopping, educational and leisure facilities. The Barn is split into two sections. Barn 1 – 629 sq.ft. (58.43m²) is built of stone with red brick dressing under a mainly tile roof with part corrugated tin. Barn 2 – 449 sq.ft. (41.71m²) is a steel frame clad in timber under a corrugated tin roof.

DIRECTIONS: From the M5 motorway at junction 14 join the A38 and turn left; after a short distance before The Huntsman Inn turn right signposted Hill onto Sundayshill Lane; continue on this narrow road for some distance until the road junction in Rockhampton and turn left; after passing the cricket field take the right hand turn signposted Hill and Shepperdine; on reaching Hill bear right and continue on this road for approximately 1 mile; at the post-box turn right and continue along the lane until you reach our 'To Let' Board.

TENURE & POSSESSION: The barns will be available to let on flexible terms to be agreed. Any improvement works will be at the expense of the tenant and subject to the necessary planning consents.

PLANNING: The barns are available for Commercial/Tourism uses. Interested parties should be aware of Policies E6, E7, E8 and E11. The building is curtilage listed and parties should be aware of policies L13 (Listed Buildings) and H10. All policies are set out in the South Gloucestershire Local Plan (referring to Employment, Conversion, Diversification, Housing and Listed Buildings in Rural Areas).

Lydney
Tel: 01291 680068

SERVICES: Mains water and electricity are believed to be available. Prospective Tenants should make their own enquiries from the utility companies to ensure that adequate supplies can be made for their specific requirements.

BUSINESS RATES: the barns have not been assessed for Business Rates at this stage.

VIEWING: Strictly by prior appointment through the agents. Contact James North or Mike Cluley 01454 269486.

LOCAL AUTHORITIES:
South Gloucestershire Council
Council Offices
Castle Street
Thornbury
BS35 1HF

Telephone: 01454 868686

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Owners' Agents. This information is provided for reference purposes only. Interested parties shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

RIGHTS, EASEMENTS & BOUNDARIES: The property is offered subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

Important Notice: (to be read by all prospective Tenants)

Voyce Pullin hereby gives notice for the Landlord, 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 Tenants 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 Tenants 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 Landlord for any expense incurred by prospective Tenants or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the Landlord 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.

Particulars prepared October 2009.

Oldbury
Tel: 01454 269486