

V P

Voyce Pullin

Rural Property Agents



**THORNBURY
SOUTH GLOUCESTERSHIRE**

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

Total Area – 1872 sq. ft. (173 m²)

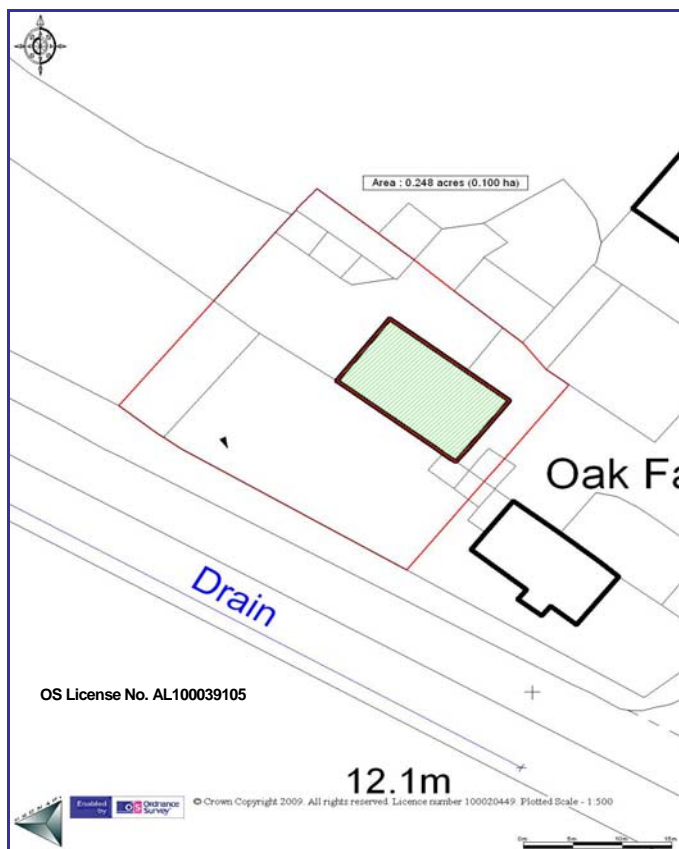
For Sale/To Let



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

Tel: 01454 269486 Fax: 01454 413320

BARN AT OAK FARM, OLDBURY LANE



SITUATION/DESCRIPTION: The property is situated on the outskirts of Thornbury towards Oldbury on Severn. The barn is split into two sections. Section 1 - 1085 sq.ft. (100m²) is built of stone with red brick dressing under a mainly tile roof with part corrugated tin. Section 2 - 787 sq. ft. (73 m²) is built of stone under a corrugated tin roof.

DIRECTIONS: Travelling from Thornbury town centre take the B4061 (Old Gloucester Road) and continue for approximately ¾ mile passing the Anchor public house on your left hand side; after approximately 200 yards take the left hand turn signposted for Oldbury on Severn (Butt Lane); continue along this road for approximately 1 mile and the property can be found on the right hand side marked by Oak Leaf Nursery sign.

VIEWING: Strictly by prior appointment through the agents. Contact Roger Price or Chris Terrett 01454 269486.

TENURE & POSSESSION: The barn will be available to let on flexible terms to be agreed. Any planning applications/consents and improvement works will be at the expense of the tenant and subject to the necessary planning consents. The barn is also available for freehold purchase.

PLANNING: The barn is available for Commercial/Tourism uses. Interested parties should be aware of Policies E6, E7, E8 and E11 set out in the South Gloucestershire Local Plan (referring to Employment, Conversion, Diversification and Tourism in Rural Areas). As part of any future planning application a full structural survey of the building will be required.

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

GUIDE PRICES: Freehold Guide: £100,000 - £120,000
Rental Guide: Price on application

HOURS OF WORKING: The premises are close to the Landlords residential property and a restriction on working hours will be imposed.

BUSINESS RATES: The barn has not been assessed for Business Rates at this stage.

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 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.

Particulars prepared October 2009.

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