

HAYWICKS FARM

Hardwicke • Gloucestershire



Voyce Pullin
Rural Property Agents

HAYWICKS FARM

Hardwicke, Gloucestershire, GL2 3QE

An attractive small farm in unspoilt open countryside but with easy access to the motorway.

A38 1½ miles M5(junction 12) 2 miles Gloucester 4 miles

Well presented 3 Bedroomed House set in a large garden and with potential for further development
(subject to planning consent)

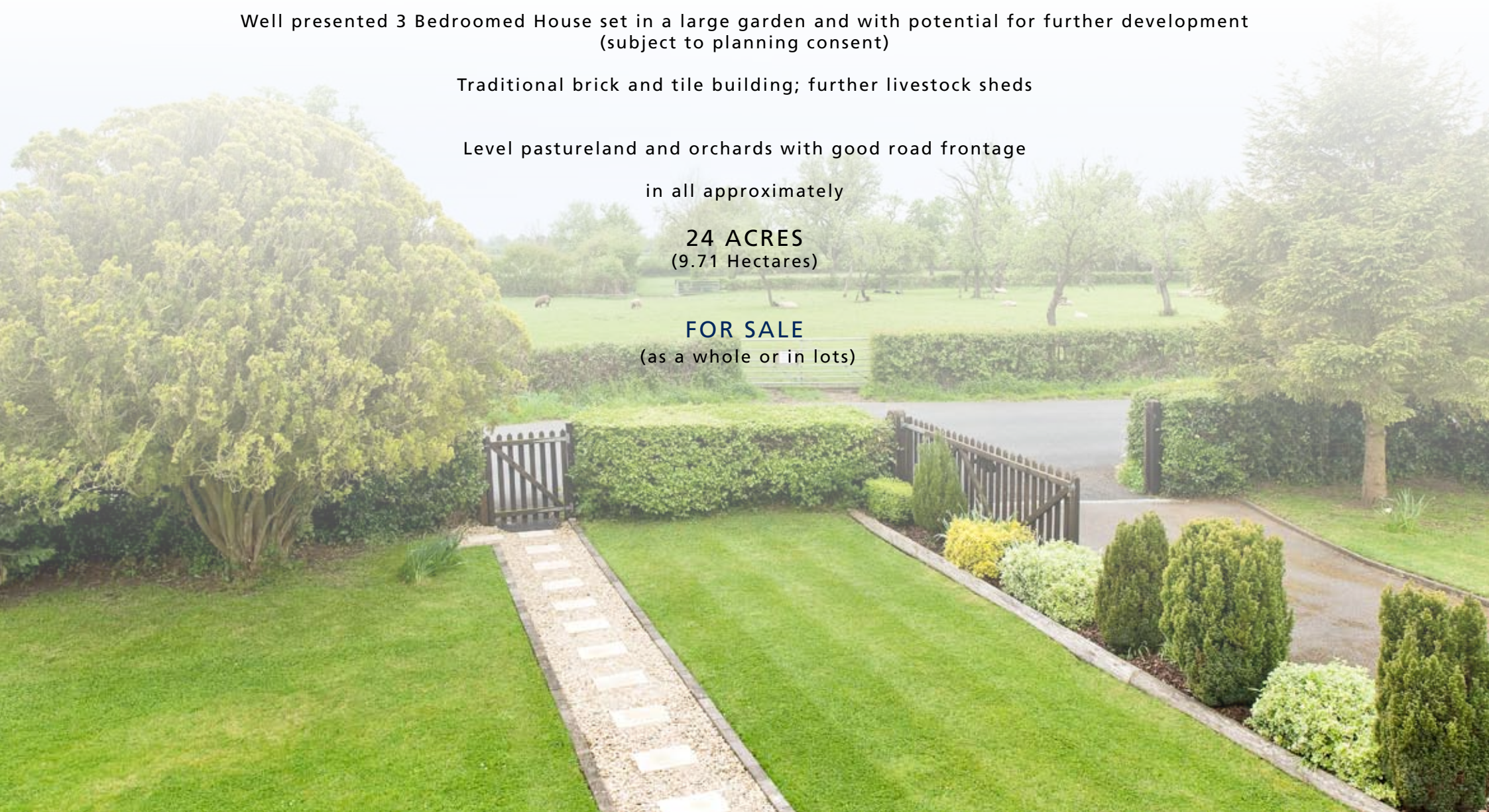
Traditional brick and tile building; further livestock sheds

Level pastureland and orchards with good road frontage

in all approximately

24 ACRES
(9.71 Hectares)

FOR SALE
(as a whole or in lots)



SITUATION & DIRECTIONS

The property is well located to the south-west of Gloucester in attractive open countryside between the Gloucester and Sharpness Canal to the east and the River Severn to the west. The amenities of Cheltenham and Gloucester are within easy reach.

Directions; travelling north on the A38 turn left into Pound Lane shortly before the Cross Keys Roundabout (motorway junction 12), the road is signed Hardwicke Church; continue on this road passing the church on the right hand side and on into Sellars Road; at the next roundabout, (approximately 1 mile from the A38) bear left signed Elmore, Longney and Epney; continue over the canal bridge and Haywicks Farm will be found on the right hand side after a short distance (the garden being screened by a mature hedge).

DESCRIPTION

The sale of Haywicks Farm, after it's ownership in the same family for almost 100 years, offers buyers a unique opportunity to acquire an attractive small farm which has been well maintained but which offers scope for further development. The convenient location of the property and level pastureland make it ideal for equestrian use. (Buyers should satisfy themselves on what planning or other consents are required for changes they envisage).

The red bricked house currently comprises 2 Reception Rooms, Kitchen with integrated appliances and Conservatory; on the first Floor are 3 double Bedrooms and good sized Bathroom. Close to the house is a useful traditional brick and tile building and there are further Livestock buildings and field shelters on the Holding. Around the house is an attractive landscaped garden with an extensive lawned area.

The level farmland is mainly laid to pasture but with areas of traditional orchard.

LOTING

The south facing house is well positioned in the centre of the holding and enjoys views over it's surrounding land. With this in mind the property is offered for sale as a whole but for the convenience of Buyers it is also available in lots. The following lotting is suggested:-

Lot 1	House, buildings and garden together with paddock land and orchard. In all approx. 7.83 ACRES (coloured PINK on the plan)
Lot 2	Pasture land with long road frontage. In all approximately 12.85 ACRES (coloured BLUE on the plan)
Lot 3	Orchard and paddock land. In all approximately 3.57 ACRES (coloured GREEN on the plan)

TENURE & POSSESSION

The property is offered with Freehold Tenure and with Vacant Possession upon completion.

SERVICES

- Mains water is laid on to the house and to the land (metered supplies). NOTE: new supplies may need to be specified in the event of the farm being sold in lots.
- Mains electricity to the house
- Private drainage
- Oil-fired central heating to radiators

RIGHTS OF WAY, EASEMENTS, COVENANTS ETC.

The property is sold subject to any rights, benefits or incidents of tenure which affect it. In particular prospective Buyers should note:

- The private drainage system serving the neighbouring property known as Marazion is situated on Lot 1
- An underground electricity cable serving Marazion also crosses Lot 1
- Overhead electricity wires cross Lot 2

BOUNDARIES

TBC

OUTGOINGS

Council Tax – Band 'D' Amount payable - £1,497.01 (2010 – 2011)

OVERAGE/UPLIFT

It is the Vendor's intention that an overage provision should be included in any sale to cover the eventuality of residential or commercial development taking place on the farm within the next 20 years.

Further details are available from the Selling Agents.

SOLICITORS

Messrs Langley Wellington
Royal House
60 Bruton Way
Gloucester
GL1 1EP

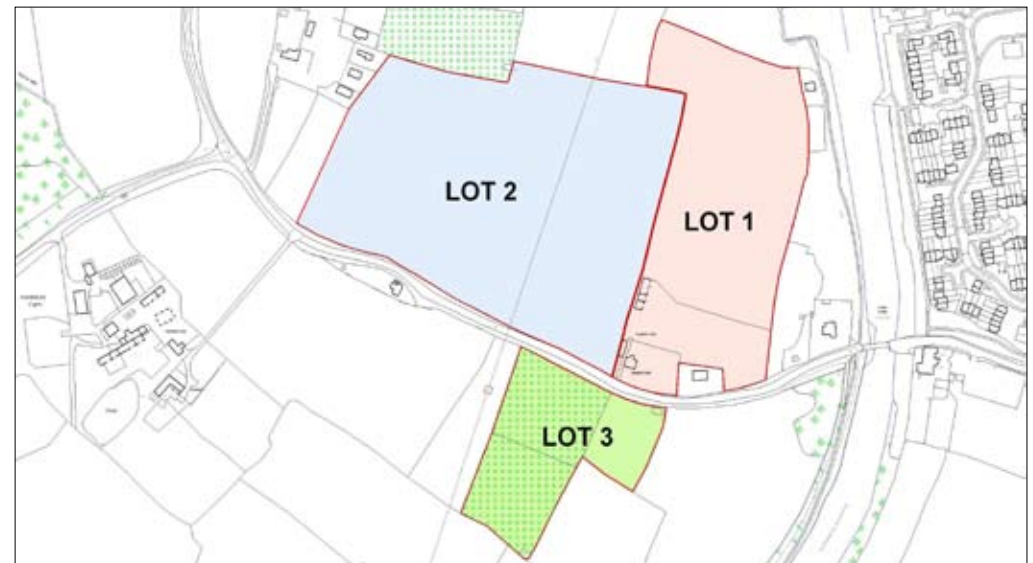
Tel 01452 521286

LOCAL AUTHORITY

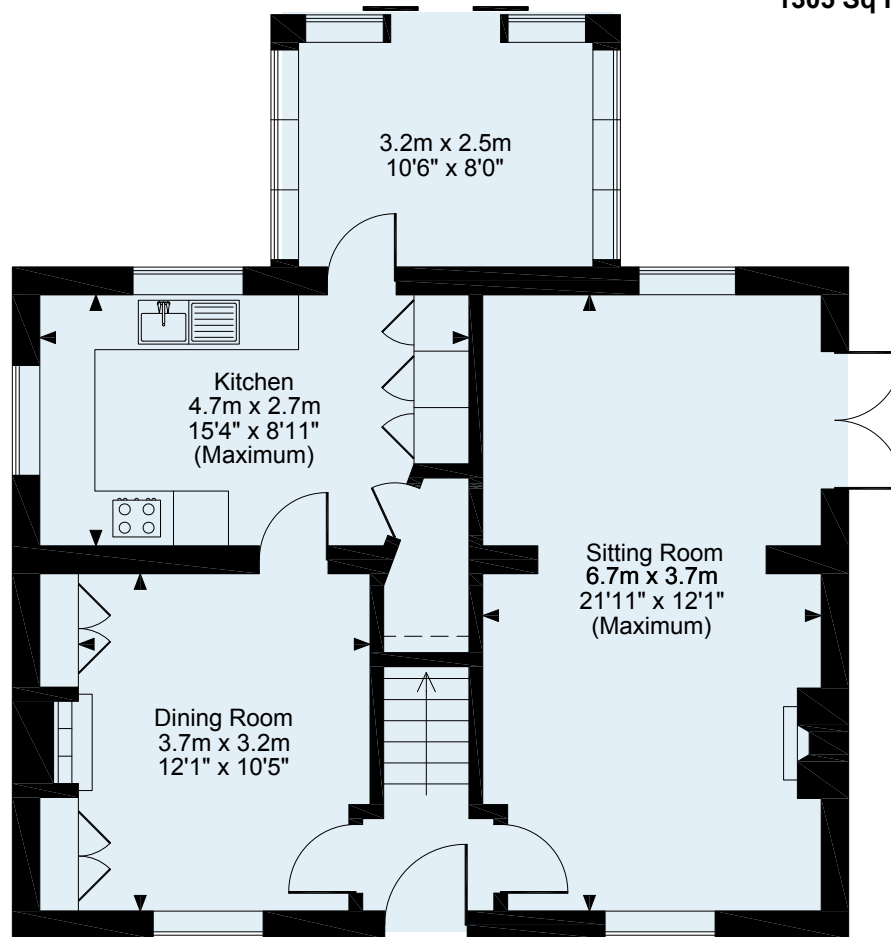
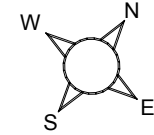
Stroud District Council
Ebley Mill
Westward Road
Stroud, Gloucestershire
GL5 4UB

Tel: 01453 766321

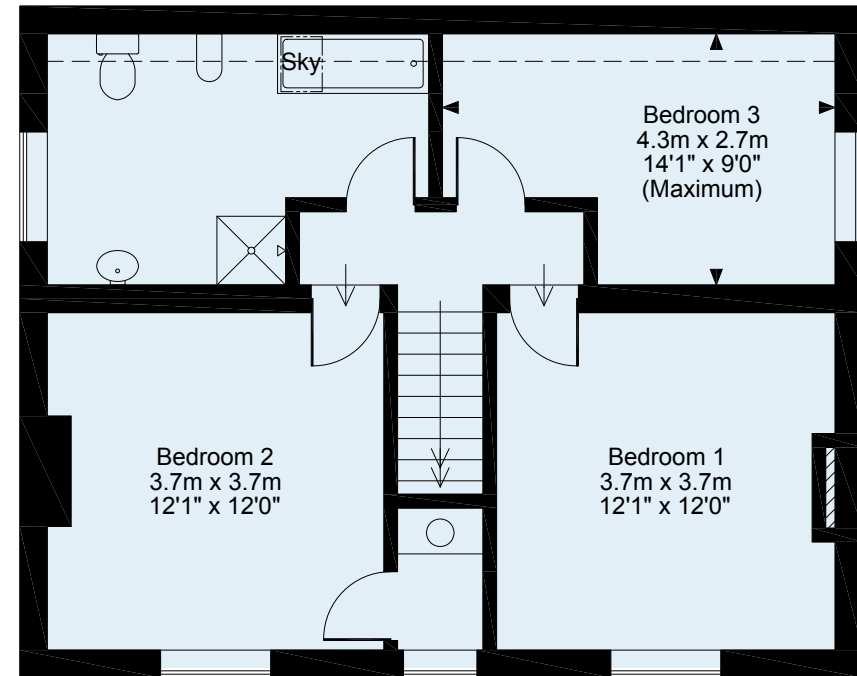
www.stroud.gov.uk



Haywicks Farm, Haywicks Lane, Hardwicke, Gloucestershire
Approximate Gross Internal Area
1305 Sq Ft/121 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

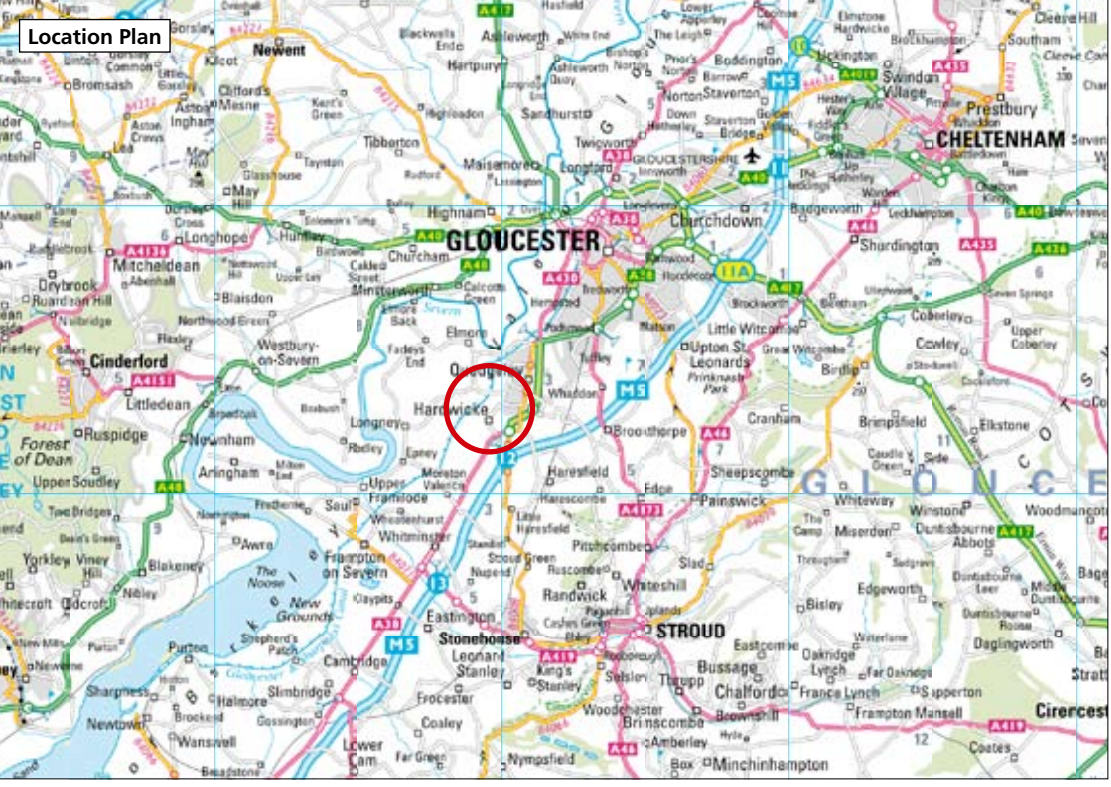
The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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 Photographs taken September 2006 and Details prepared February 2007





www.voycepullin.co.uk

Viewing: Strictly by appointment

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