



# Voyce Pullin

*Rural Property Agents*



**THE TALLET**  
**Nupdown, Oldbury on Severn**  
**Nr. Thornbury**

An attractive 2 Bedroomed barn conversion in an unspoilt rural location.

**FOR SALE BY PRIVATE TREATY**

**Guide Price: £260,000**

**Note: the property is subject to an Agricultural Occupancy Condition**



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

Tel: 01454 269486 Fax: 01454 413320

[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

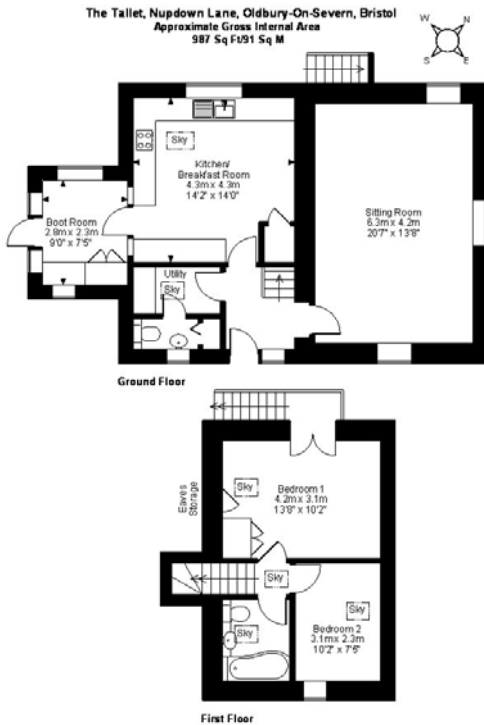
# The Tallet, Nupdown, Thornbury, South Gloucestershire, BS35 1RS

**SITUATION/DESCRIPTION:** The property is well located in the hamlet of Nupdown, one of a few houses in the immediate vicinity and surrounded by unspoilt countryside close to the River Severn.

The original barn structure has been carefully converted by the present owners to give a well planned two-bedroomed house.

Outside is a fully stocked low maintenance garden.

## FLOOR PLAN:



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dg8107940/DMS

**TENURE & POSSESSION:** The property is offered with Freehold Tenure and with Vacant Possession upon completion.

**PLANNING:** the property is subject to a Section 106 Agreement dated 29/08/2003, clause 4.1 of which states that the Owner "will not cause or permit the barn to be occupied by any other person other than a person working or mainly working or last working in the locality in agriculture or in forestry or a widow or widower of such a person and to any resident dependants".

Further details are available from the selling agents.

**SERVICES:** Mains water and electricity. Private drainage (the necessary rights will be granted across the Vendors' retained property – see on). Oil-fired boiler providing underfloor heating.

**OUTGOINGS:** Council Tax Band "C"

Amount payable 2009/2010 - £1,277.00

## LOCAL AUTHORITY:

South Gloucestershire Council  
Council Offices  
Castle Street  
Thornbury  
BS35 1HF

Telephone: 01454 868686  
Oldbury  
Tel: 01454 269486

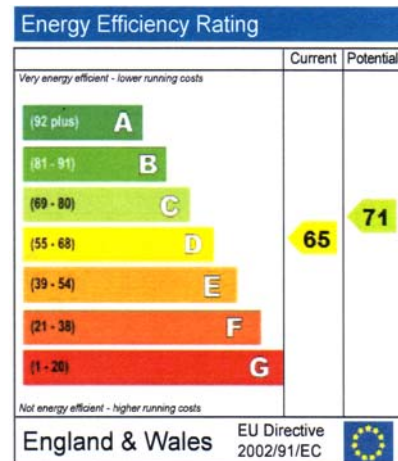
**PLANS, AREAS & SCHEDULES:** These are based upon the Ordnance Survey and other data provided to the Owners' Agents. This information is provided for reference purposes only. Interested parties shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement 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 for sale subject to and with the benefit of any easements, covenants or other incidents of tenure. In particular prospective buyers should note:

- Full rights of access will be granted over the Vendors' retained property (with future maintenance on a pro-rata basis according to user)
- Cross-rights for services will be granted, in particular the Purchaser will be granted rights over the Vendors' retained land for drainage purposes.

**VIEWING:** Strictly by prior appointment through the Selling Agents on 01454 269486.

NOTE: the Vendor may be prepared to consider, by separate negotiation, offers to include the adjoining paddock (approx 4.2 acres) and agricultural buildings. The Tallet may also be available to rent - please contact the Agents for further information.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### 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,

Lydney  
Tel: 01291 680068