



For information, please call

Bream Cross Farm Barn and Land Bream, Gloucestershire

BK | Bruton Knowles est. 1862
| Property Consultants

Bream Cross Farm Barn and Land

Bream, Lydney, Gloucestershire, GL15 6EU

Barn with planning permission, agricultural buildings and approximately 56.88 acres of land

- Lydney 3.5 miles
- Monmouth 7 miles
- Chepstow 9 miles
- Ross-on-Wye 12 miles

LOCATION

Bream Cross Farm Barn is situated close to the village of Bream in the picturesque Forest of Dean, west Gloucestershire. Lydney, Coleford, Monmouth, Ross-on-Wye and Chepstow are all close by providing a good range of shops and services and the larger centres of Bristol, Gloucester and Cheltenham are still within easy reach.

DESCRIPTION

Bream Cross Farm Barn occupies a disused farmyard and with the adjoining 56.88 acres it provides a rare opportunity to create a small holding or equestrian centre in a desirable rural location with house, buildings and land all in one package.

LOT 1

Planning permission has been granted under application number P0014/17/FUL to convert the existing barn into a two bedroom detached property with large open plan living accommodation extending in all to approximately 1,890 square feet. The property also includes three agricultural buildings providing opportunities for alternatives uses subject to planning. The buildings comprise the following;

- 1 A three bay open fronted concrete portal frame building with corrugated asbestos sheet roof and cladding with concrete block walls and floor extending to approximately 1,415 sq ft (131 sq m).
- 2 A six bay open sided concrete portal frame building with corrugated asbestos sheet roof and cladding, concrete block walls and floor extending to approximately 2,409 sq ft (223 sq m).

- 3 A red brick livestock building with timber doors to both ends,, concrete floor and asbestos roof with roof lights extending to approximately 2,667 sq ft (247 sq m).

Beyond the buildings there is an access track that leads to the land, this track will be included if Lot 1 is sold with any of the land. Please note that a right of access to the neighbouring property will be retained over this access track. Access to Lot 1 is either via a shared drive (hatched green on the plan) or via the private access between the barn and Bream Cross Farmhouse.

In all Lot 1 extends to 0.78 acre (0.31 hectare) (including access track to the land)

Lots 2, 3 and 4

The land at Bream Cross Farm is divided into four separate parcels by mature hedges and is currently in permanent pasture. The land is level to gently sloping in a northern direction and provides far reaching views to Bream and The Forest of Dean beyond. The land is classified as Grade 2 with some Grade 1 and is a medium to fine sandy loam over sandstone of the Withnell 1 Series. The land is therefore capable of growing grass and arable crops as well as root and horticultural crops. Each lot can be accessed direct from the public highway via field gates. There are public footpaths crossing the land.

Lot 2 is approximately 19.52 acres (7.89 ha)
Lot 3 is approximately 25.09 acres (10.15 ha)
Lot 4 is approximately 12.27 acres (4.96 ha)

Total land area is approximately 56.88 acres (23.01 hectares)

SERVICES

We understand that separate mains water and electricity are on site and that drainage will be to a private system.

The land has a single water pipe therefore if the land is sold in lots then the purchaser(s) will need to make their own sub-metering arrangements. No tests have been carried out in this regard.

VAT

The property is not elected for VAT.

TENURE

Freehold with vacant possession upon completion.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

TERMS

The property is offered for sale by Informal tender as a whole or in four lots, with unconditional offers invited, to be received at the offices of Bruton Knowles, by **Noon on Tuesday 25th July 2017**. A Tender Form is available from Bruton Knowles. If you intend to bid please request a form by email.

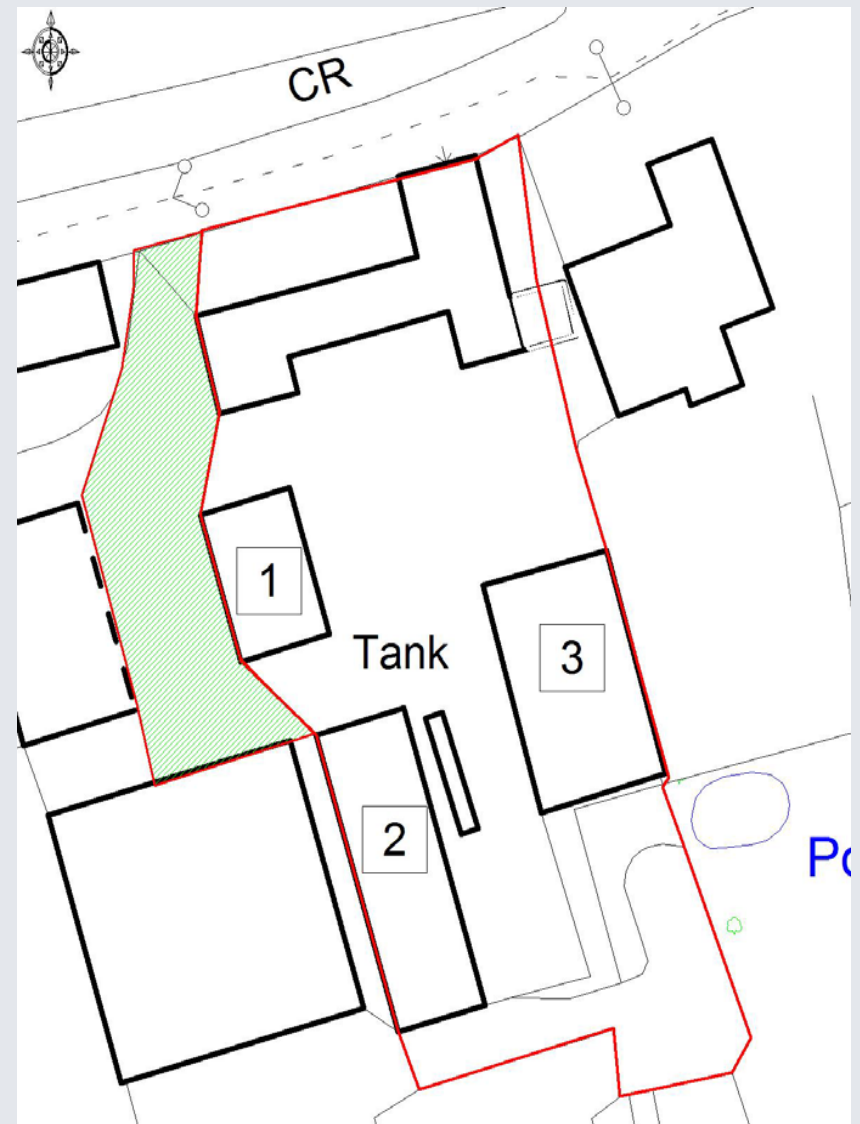
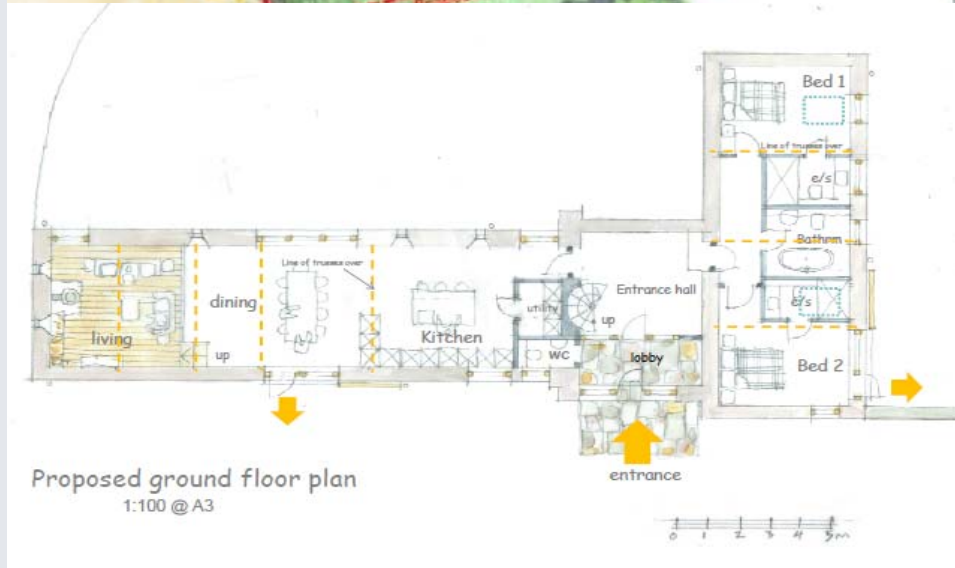
Bruton Knowles, Olympus House, Olympus Park, Gloucester, GL2 4NF or by email to: ben.compton@brutonknowles.co.uk

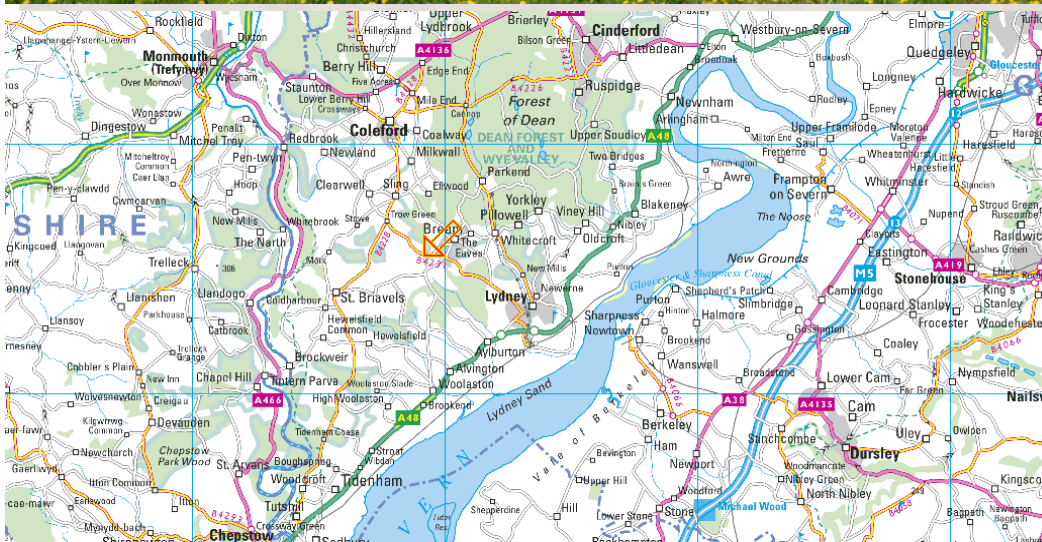
GUIDE PRICES

Whole offers in excess of £520,000
Lot 1 offers in excess of £150,000
Lot 2 offers in excess of £127,000
Lot 3 offers in excess of £163,000
Lot 4 offers in excess of £80,000

VIEWING

Strictly by prior appointment only.





North elevation

West elevation

Do not scale this drawing for other than planning purposes.
Note: Proposals based on drawn information supplied by others. It is recommended that a full measured survey is carried out prior to final design.
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MATERIALS

Roof: Reclaimed clay double roman tiles to match existing
Conservation rooflights

Rainwater goods: Lindab or similar gutters and downpipes galvanised finish

Joinery: Oak or similar to match boarding

Walls: Natural stone repointed with lime mortar to match existing and repaired as necessary
Oak or similar shiplap horizontal boarding. Natural finish

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