

By Direction of the Executors of the late S J Hayward Deceased

**WEST GLOUCESTERSHIRE**  
Gloucester 14 miles. Cinderford 1 mile.

AN ATTRACTIVE RESIDENTIAL LIVESTOCK FARM  
WITH SCOPE FOR DEVELOPMENT AND IMPROVEMENT

**COLLOE GROVE FARM  
LITTLEDEAN  
GLOUCESTERSHIRE  
GL14 3LG**



A Substantial Period 5 Bedroom Residence in need of refurbishment  
with outstanding views over the Severn Vale

A Range of Traditional Buildings

and about 30 ACRES

Productive Pasture Land contained within a Ring Fence

**FOR SALE BY INFORMAL TENDER**

Tenders to be submitted by 12 Noon on  
FRIDAY 28<sup>TH</sup> NOVEMBER 2008

## ***GENERAL REMARKS AND STIPULATIONS***

(which where applicable shall be deemed part of the Conditions of Sale)

### **SITUATION**

The property is situated at Littledean in West Gloucestershire. It occupies a very peaceful secluded situation commanding outstanding views over the Severn Vale. The farm is situated about 1 mile from the town of Cinderford, with the Cathedral City of Gloucester being 14 miles away.

### **DIRECTIONS**

From Cinderford take the A4121 Littledean road and at the top of the hill turn left into Littledean Hill road. Proceed along this road for about 400 yards and at the end of the road take the middle road. The entrance drive to the farm will be found on the right hand side of the road after a short distance.

### **GRID REFERENCE**

SO 668 145.

### **TENURE**

The property is freehold and offered with vacant possession upon completion.

### **SERVICES**

Mains electricity and water are connected to the property. Drainage is to a private disposal system.

### **OUTGOINGS**

Council Tax Band F.

### **INGOING VALUATION**

There will be no ingoing valuation and no claim for dilapidations and deterioration (if any) or other offset will be allowed.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **SINGLE FARM PAYMENTS**

No entitlements are available for transfer in the sale.

### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

### **VIEWING**

Strictly by prior appointment with the agents - RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT, Tel: 01989 567233. (Ref: RBW).

### **MODE OF SALE**

The property is offered for sale by informal tender. Tenders are to be submitted on the attached tender form to arrive at the Agents Offices on or before 28<sup>th</sup> November 2008, at 12 noon. Tenders are to be in sealed envelopes marked "Colloe Grove Farm".

*PARTICULARS OF SALE*

**COLLOE GROVE FARM  
LITTLEDEAN  
GLOUCESTERSHIRE**



**THE PERIOD RESIDENCE**

The period residence is approached over a private entrance drive occupying an elevated location commanding magnificent views over the Severn Vale. It has been occupied until very recently, but is generally in need of modernisation and improvement. It is constructed of rendered stone elevations under a slated roof and affords the following accommodation:

*ON THE GROUND FLOOR*

**Reception Hall:**

**Dining Room:** (approx 14'2" x 12'3") with square bay window having tiled fireplace. Spiral stairs leading to the First Floor.

**Sitting Room:** (approx 16'2"x 12'1") with square bay window and stone fireplace.

**Kitchen:** (approx 20'8" x 6'4") having a rather low ceiling with exposed joints; single drainer sink unit; electric cooker point; solid fuel Rayburn which heats the domestic hot water and central heating.

**Snug:** (approx 14'5" x 10'9") with tiled fireplace and hearth. Back stairs leading off.

**Utility Room:** with units incorporating a sink unit and door to rear garden.  
**Cloakroom:** with shower unit; pedestal wash hand basin; low level w.c.; electric fan heater.

*ON THE FIRST FLOOR*

**Landing:** with heated linen cupboard having lagged cylinder and electric immersion heater.

**Bedroom No. 1:** (approx 11'6" plus door recess x 9'2").

**Bathroom:** having a coloured suite of panelled bath; pedestal wash hand basin with mirrored splashback over; low level w.c.; electric wall heater.

**Rear Bedroom:** with corridor (approx 13'6" x 7'3") with wardrobe cupboard.

**Bedroom No. 3:** (approx 12'3" x 9'6") linking up to:

**Bedroom No. 4:** (approx 12'6" x 11'9" max) with sealed fireplace.

**Back Landing:** with staircase leading back down to the Snug.

**Bedroom No. 5:** (approx 11'0" x 10'9").

**OUTBUILDINGS**

On the yard side of the house is a pebbledash finished and composite slate roofed **Store Room** (approx 21'6" x 12'6") with **Loft** of similar dimensions above.

To the rear of this is a block and corrugated asbestos roofed lean to **Store** (approx 25' x 9').

Adjoining the main house to the west is another former cottage with roughcast elevations under a composite slate roof having a **Fuel Store** (approx 15' x 12') with outside steps leading up to the first floor **Pigeon Loft** (approx 15' x 12') with corrugated iron roof to rear.

To the rear of the house is a stone, corrugated asbestos lean to former **Dairy** (approx 12' x 10').

Brick and corrugated iron roofed open fronted **Garage**.

Brick and corrugated iron roofed **Garage/Workshop** (approx 27' x 12').

## THE FARMBUILDINGS

The buildings are of traditional construction and are conveniently situated to the farmhouse. They comprise:

### Range of **Sheep Sorting Pens**.

Range of four brick and corrugated asbestos roofed **Pigs Cots** with open runs behind which is a brick and corrugated iron roofed open ended **Cattle Shed** (approx 30' x 15').

Brick and corrugated asbestos range of two **Loose Boxes** (approx 23' x 12') with mangers.

Small lean to brick and corrugated asbestos roofed **Store Room** adjacent to which is a brick and corrugated iron roofed **Workshop** (approx 27' x 12').

In the field fronting the house is a stone built **Field Shelter** with roof missing.

A short distance away is a further range of buildings previously used for a dairy enterprise, approached by a concrete path, the buildings being set around a small concrete yard comprising:

Brick and part stone corrugated asbestos roofed **7 Stall Cow House**.

A further brick and corrugated asbestos roofed lean to **Cow House** with stalls for 8 with mangers and rack above.

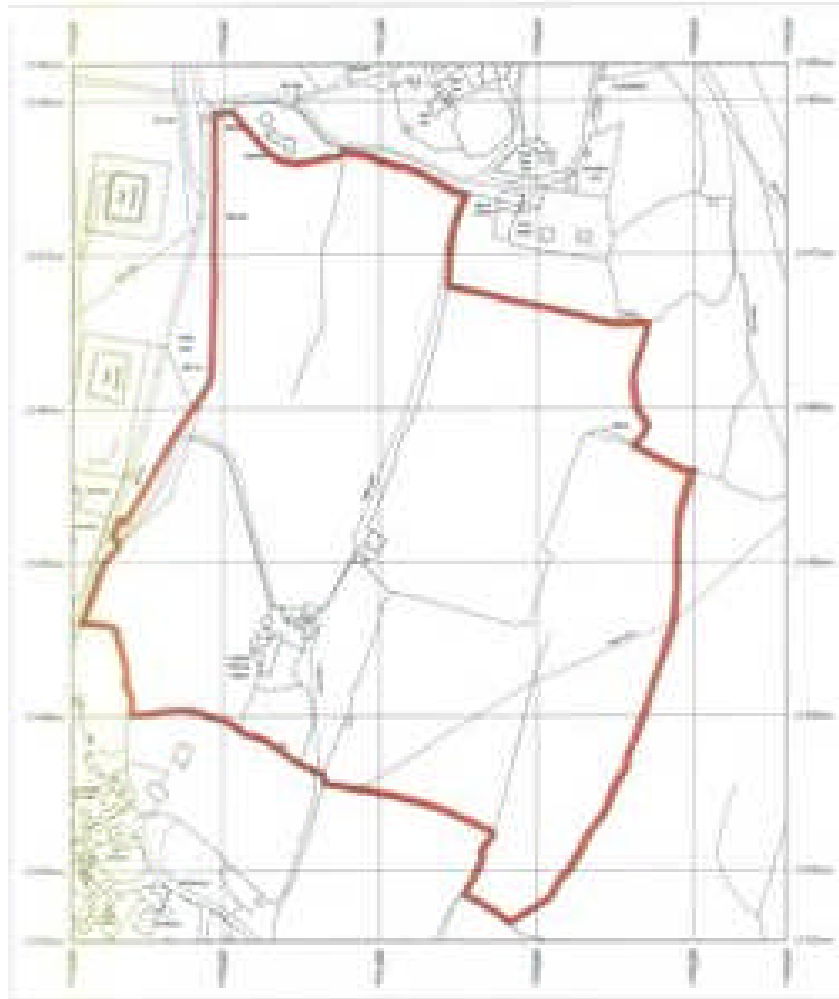
Brick and corrugated iron roofed **Store Room** probably a former dairy.

Brick and corrugated iron roofed **Storage Barn** (approx 33' x 13') with open end to lower field.

## THE LAND

The land comprises an excellent area of pasture which is contained within a ring fence surrounding the homestead. It is on a gentle south easterly slope and is renowned for its productive capacity. The whole extends to about 30 acres





Information on the Ordnance Survey website  
www.ordnancesurvey.co.uk  
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**FORM OF INFORMAL TENDER**

**COLLOE GROVE FARM, LITTLEDEAN, GLOUCESTERSHIRE**

**Informal Tenders Closing Date: 28<sup>th</sup> NOVEMBER 2008, 12 Noon**

**Subject to Contract, I/We offer the following:**

£ .....(words)

for the above property, freehold, with vacant possession.

This is my/our best and final offer.

*Delete as appropriate:*

- My/Our position is:
- 1. Cash Purchaser(s) with finance available
  - 2. Finance required (no property to sell)
  - 3. Subject to sale of current property
  - 4. Other

**SOLICITOR DETAILS**

Name: .....

Address: .....

.....

**YOUR DETAILS**

Name: .....

Address: .....

.....

Tel No: ..... Email: .....

Signed: .....

This form is to be returned no later than 12 Noon on Friday 28<sup>th</sup> November 2008 to RG and RB Williams, Windsor House, St Mary’s Street, Ross on Wye, Herefordshire. HR9 5HT. Please mark the envelope: “Colloe Grove Farm”.

NB – The Vendors do not bind themselves to accept this or any other offer whether higher or lower.