

**GLOUCESTERSHIRE**

Tewkesbury 2 miles. Cheltenham 7 miles. M5 (Junction 9) 3 miles.  
*(All distances are approximate)*

A HIGHLY ATTRACTIVE AGRICULTURAL INVESTMENT PROPERTY

**PARK FARM  
TEWKESBURY  
GLOUCESTERSHIRE  
GL20 7DE**

A Substantial Listed Grade 2 Ten Bedroom Period Residence  
A Pair of Farm Cottages (in need of renovation)  
An Extensive Range of Traditional Farm Buildings

and approximately

**424 ACRES (171.60 Ha)**  
Highly Productive Principally Level Arable and Pasture Land  
contained within a Ring Fence

*FOR SALE BY INFORMAL TENDER SUBJECT TO AGRICULTURAL HOLDINGS ACT TENANCY*



48 Queen Street, Wolverhampton, WV1 3BP.  
Tel: 01902 420070.



Windsor House, St Mary's Street, Ross on Wye,  
Herefordshire, HR9 5HT. Tel: 01989 567233.

## GENERAL REMARKS AND STIPULATIONS

### PROPERTY SUMMARY

- Property (except Woodland) sold subject to 1986 Agricultural Holdings Act.
- Current rental is £21,800 per annum.
- Excellent location close to Tewkesbury and Cheltenham
- Substantial Period Listed Grade 2 Ten Bedroom Residence
- Extensive Range of Traditional Farm Buildings.
- 424 Acres Highly Productive well farmed arable, pasture and woodland with frontage to the River Severn.

### SITUATION

Park Farm occupies a peaceful rural setting with commanding views towards The Malvern Hills. In spite of its quiet location the farm is most conveniently situated to Tewkesbury (2 miles) and Cheltenham (6 miles). Junction 9 of the M50 Motorway is some 3 miles distant.

### DIRECTIONS

From Junction 9 of the M50 Motorway take the A38 to Tewkesbury. Continue through Tewkesbury on the A38 towards Gloucester and after about 2 miles turn right at a set of traffic lights (opposite the Odesse Public House) into Hoo Lane. Proceed along this road bearing right and Park Farm will be found after about one mile.

### GRID REFERENCE

SO 878 303.

### TENURE

The property is freehold and offered subject to the existing tenancy of the farm. The woodland is to be sold with vacant possession.

### TENANCY

The farmhouse, cottages, buildings and about 409 acres are let on an Agricultural Holdings Act Tenancy to Mr Roger Troughton (aged 71) by virtue of an agreement dated 29<sup>th</sup> March 1988. Mr Troughton holds the tenancy on a first succession from his late father.

The current rent passing is £21,800 per annum.

Repairing obligations are largely in accordance with the Agriculture (Maintenance Repair and Insurance of Fixed Equipment) Regulations 1973. Copies of the tenancy agreement are available from the Agents.

### SERVICES

**Electricity:** Mains electricity is connected.  
**Water:** Mains water is connected.  
**Drainage:** Drainage is to a private disposal system.

### FIXTURES AND FITTINGS

The tenant has carried out a number of improvements and erected numerous fixtures which are specifically not included in the sale. Full details of these are available from the Agents.

### SINGLE FARM PAYMENT

The farm is registered for the single payment scheme. All entitlements belong to the Tenant.

### SPORTING

#### Fishing Rights

The Fishing Rights on the River Severn are included in the sale and are in hand.

#### Shooting

The Shooting Rights over the property are included in the sale and are in hand.

### POSTCODE

GL20 7DE.

### HOLDING NO

14/282/0069

### **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.

### **RESTRICTIVE COVENANTS**

The property will be offered for sale on the basis that the benefit of all existing covenants are withheld from sale and the purchaser will pass the benefits of these covenants to the vendors by way of a written legal and binding contract. (This document to be drafted in such a way as to retain for the vendors the benefits of the said covenants as if the vendors remained in common ownership and successors in title).

### **USE OF PROPERTY**

There is a new restrictive covenant applying to Park Farm and all the land within which restricts the use for 80 years for "Agricultural Purposes only". Further details are available from the joint Agents.

### **NOTICE RELATING TO THESE PARTICULARS**

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are as seen by the Agents and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without responsibility on the part of the joint Agents or their clients. The particulars do not form any part of an offer or a contract and neither the joint Agents nor their employees has any authority to make or give any representations or warranty whatever in relation to this property.

### **VENDORS SOLICITORS**

Messrs BPE, St James' House, St James' Square, Cheltenham, GL50 3PR  
(Attention: Mr G Hughes-Jones). Tel: 01242 224433

### **VIEWING**

It is intended to hold a number of viewing days as indicated on the attached letter.

**JOINT AGENTS**

Messrs Bruton Knowles, 48 Quesst Street, Wolverhampton, WV1 3BP.

Tel: 01902 420070. Ref: Gavin Loynes

RG & RB Williams, Windsor House, St Mary's Street, Ross-on-Wye,  
Herefordshire, HR9 5HT.

Tel: 01989 567233. Ref: Richard Williams.

**MODE OF SALE**

The property is to be offered for sale by Informal Tender. Tenders are to be submitted on the attached form to arrive at the offices of RG & RB Williams, Windsor House, St Mary's Street, Ross-on-Wye, Herefordshire, HR9 5HT by the date given on the attached letter.

Tenders must be submitted in sealed envelopes marked "Park Farm Tender".

*PARTICULARS OF SALE*

**PARK FARM  
TEWKESBURY  
GLOUCESTERSHIRE**

The residence is approached over a long private driveway and occupies an excellent location in the centre of the farm. It occupies a slightly elevated location commanding outstanding views over the surrounding countryside and Malvern Hills.

The farmhouse is listed Grade 2 and is substantially constructed of brick elevations under a slated roof. The spacious, well proportioned, accommodation principally comprises:

*ON THE GROUND FLOOR*

Glazed **Entrance Porch:**

**Entrance Hall:** with cupboard with Central Heating Boiler off door to **Cellar**.

**Drawing Room:** (approx 22'0" x 14'6") with fireplace with marble surround; wood block floor; two panelled radiators.

**Sitting Room:** (approx 17'1" x 17'0") with fireplace with marble surround; built in cupboards; panelled radiator and door to Conservatory (approx 14'4" x 8'0") off.

**Dining Room:** (approx 14'1" square) with fireplace; flagstone floor; exposed beams; panelled radiator.

**Inner Hall:** with cupboards off.

**Office:** (approx 14'0" x 11'6") with fireplace; Dado panelling; exposed beam; panelled radiator.

**Shower Room:** with Mira shower unit; low level w.c.; wash hand basin; panelled radiator.

**Kitchen:** (approx 17'4" x 14'4") with oil fired Aga; flagstone floor; built in Bread Oven.

**Walk in Larder:** with flagstone floor and shelving.

**Rear Hall:**

**Sitting Room:** (approx 21'0" x 13'10") with Casement door to Garden; stone fireplace with wood burning stove; panelled radiator; stairs off.

**Back Kitchen:** (approx 28'0" x 10'0") with tiled floor and wood store and game larder off.

*ON THE FIRST FLOOR*

**Landing:** with **separate W.C.** and **Airing Cupboard** off.

**Bedroom No. 1:** (approx. 17'2" x 14'10") with fireplace with stone surround; exposed beams; panelled radiator.

**Bedroom No. 2:** (approx. 17'2" x 14'4" max) with fireplace with stone surround; wash hand basin; exposed beams; panelled radiator.

- Bedroom No. 3:** (approx. 19'6" x 14'4" max) with vanity unit; fireplace with stone surround; exposed beams; panelled radiator.
- Bedroom No. 4:** (approx. 15'0" x 14'3") with fireplace with stone surround; wash hand basin; exposed beams; panelled radiator.
- Bedroom No. 5:** (approx 19'0" x 15'0") with panelled radiator; built in cupboard and **Dressing Room** off.
- Bedroom No. 6:** (approx 16'0" x 14'6") with panelled radiator.
- Bathroom:** with panelled bath; Triton shower unit; vanity unit; panelled radiator.
- Separate W.C.:**

#### *ON THE SECOND FLOOR*

- Landing:** with Box Room off.
- Attic Bedroom No. 1:** (approx 17'3" x 10'7") with store off.
- Attic Bedroom No. 2:** (approx 14'6" x 14'0").
- Attic Bedroom No. 3:** (approx 17'2" x 12'0").
- Attic Bedroom No. 4:** (approx 14'8" x 11'0") with fireplace.

#### *CELLAR*

There is a good sized cellar under part of the house which both external and internal access.

#### *GARDEN GROUNDS*

The property is situated in highly attractive garden grounds which include lawns with a Ha Ha wall. There are a wealth of flowering shrubs and trees and there is also a small but well stocked orchard.

#### *NOTE*

The tenant has carried out a number of improvements to the farmhouse including provision of the central heating system and conversion of an adjacent building to provide additional accommodation. Further information relating to improvements and Tenants' fixtures are available from the Agents.

## FARMBUILDINGS

The Traditional Farmbuildings are conveniently located to the residence and comprise:

Brick and tile 3 stall **Stable**.

Brick and tile **Chemical Store**.

Timber and galvanized iron 9 bay **Implement Store**.

Stone and slate **Grain Store** with loft over and **Lean To**.

Brick and tile Range of **Calves Cots** with loft over.

Half timbered, stone, brick and slate **Traditional Barn** with 2 driving ways and adjacent **Loose Box**.

Stone, timber and tiled 11 bay L shaped Open Sided **Implement Store**.

The remaining buildings at the farm are of modern construction, but are in generally a poor state of repair. Most of the buildings have been erected as Tenant's fixtures or improvements. The buildings include:

An extensive range of timber **Pole Barns** containing cow cubicles.

4 bay **Pole Barn**.

3 bay steel and galvanised iron **Implement Shed**.

Concrete block and asbestos **Chemical Store**.

2 open **Silage Clamps** with concrete walls.

Earth walled **Silage Clamp**.

Concrete and asbestos **Milking Parlour** with 20/20 Herringbone unit and adjacent collecting yard.

## PARK FARM COTTAGES

The farm cottages occupy a secluded location off the entrance drive to the farm. They are constructed of brick elevations under a slate roof. Neither of the cottages have been occupied for many years, but the cottages have been boarded up and offer considerable scope for improvement.

The accommodation in each cottage comprises:

### *ON THE GROUND FLOOR*

Hall; Living Room; Kitchen; Bathroom

### *ON THE FIRST FLOOR*

Landing; 3 Bedrooms.

## **NOTE**

Prospective purchasers view the interior of the Cottages at their own risk.

## **THE LAND**

The land comprises an excellent area of productive arable and pasture contained within a ring fence. For many years the property has been run as a very successful dairy farm, but this operation has now ceased and the principal farm enterprises are arable and livestock production.

The soil is a medium heavy loam with a lighter sandy soil towards the River Severn on the North Western boundary. The land is versatile and certain fields have been used for potato production in the past.

The farm is divided into well shaped good sized enclosures, most of which surround the homestead which is the centre of the holding. Turvey's Piece, extending to about 2.5 acres, is a site of Special Scientific Interest (SSSI) under Section 28 of the Wildlife and Countryside Act 1981.

There are five plantations on the farm which are in hand and not subject to the tenancy. These are not managed on a commercial basis and extend in all to about 15 acres.

The total area of the property is approximately 424 **Acres** or thereabouts.