

By Direction of the Executors of A J Osment Deceased

WEST GLOUCESTERSHIRE
Gloucester 8 miles Ross-on-Wye 11 miles

AN ATTRACTIVE RESIDENTIAL FARM

**WOODLAND VIEW FARM
NORTHWOOD GREEN
WESTBURY-ON-SEVERN
GLOUCESTERSHIRE
GL14 1LU**



A DETACHED 3 BEDROOM BUNGALOW
(subject to Agricultural Occupancy Restriction)

Modern Agricultural Covered Yard
and some 48 ACRES
Excellent Level Pasture Land and Woodland

FOR SALE BY PUBLIC AUCTION

at Westbury-on-Severn Parish Hall

on Thursday 24th July 2008
at 6.30 pm

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

Woodland View Farm is well situated near to the village of Northwood Green in North West Gloucestershire. It occupies a peaceful rural location, yet is very conveniently situated to the Cathedral City of Gloucester which is about 8 miles distant. Access with the M5 is within about 10 miles which ensures excellent access throughout the Country.

DIRECTIONS

From Gloucester take the A48 Chepstow road for about 7 miles and having passed through Westbury-on-Severn turn right immediately before the railway bridge. Proceed along this road for about 1 mile and take the first right hand turn towards Northwood Green. The farm will be found on the left hand side of the road after about half a mile.

GRID REFERENCE

SO 710 163

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.

FIXTURES AND FITTINGS

The farm is registered for the Single Payment Scheme. No entitlements are available for transfer with the property.

INGOING VALUATION

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

TOWN AND COUNTRY PLANNING

The Bungalow is subject to an Agricultural Occupancy Restriction. 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.

VENDORS SOLICITORS

Messrs Davey Franklin Jones, Bearland House, Longsmith Street, Gloucester, GL1 2HJ.
Tel: 01452 508800.

VIEWING

Strictly by prior appointment with the Agents, RG and RB Williams, Tel: 01989 567233.

PARTICULARS OF SALE

**WOODLAND VIEW FARM
NORTHWOOD GREEN
WESTBURY-ON-SEVERN
GLOUCESTERSHIRE GL14 1LU**

AN ATTRACTIVE RESIDENTIAL FARM



THE BUNGALOW RESIDENCE

The Bungalow residence is approached over a quiet unclassified council road. It is constructed of brick elevation under an interlocking tiled roof. The property has the benefit of an oil fired central heating system and affords the following accommodation:

Entrance Porch:

Entrance Hall: with panelled radiator

Lounge: (approx 18' x 15') with tiled fireplace with wood burning stove; panelled radiator

Dining Room: (approx 10'7" x 10') with panelled radiator

Kitchen: (approx 18' x 10') with fitted kitchen units; panelled radiator

Bedroom No 1: (approx 15'5" x 12'8") with bedroom cupboards and panelled radiator

Bedroom No 2: (approx 15' x 10') with bedroom cupboards and panelled radiator

Bedroom No 3: (approx 11' x 10'9") with panelled radiator

Bathroom: with panelled bath, low level wc; wash hand basin; airing cupboard; panelled radiator

Rear Porch:

Integral Garage: with New Way central heating boiler

THE FARM BUILDINGS

Modern portal frame, steel, concrete block, corrugated asbestos **Covered Yard** (approx 60' x 40')

Concrete Block **Clamp.**

THE LAND



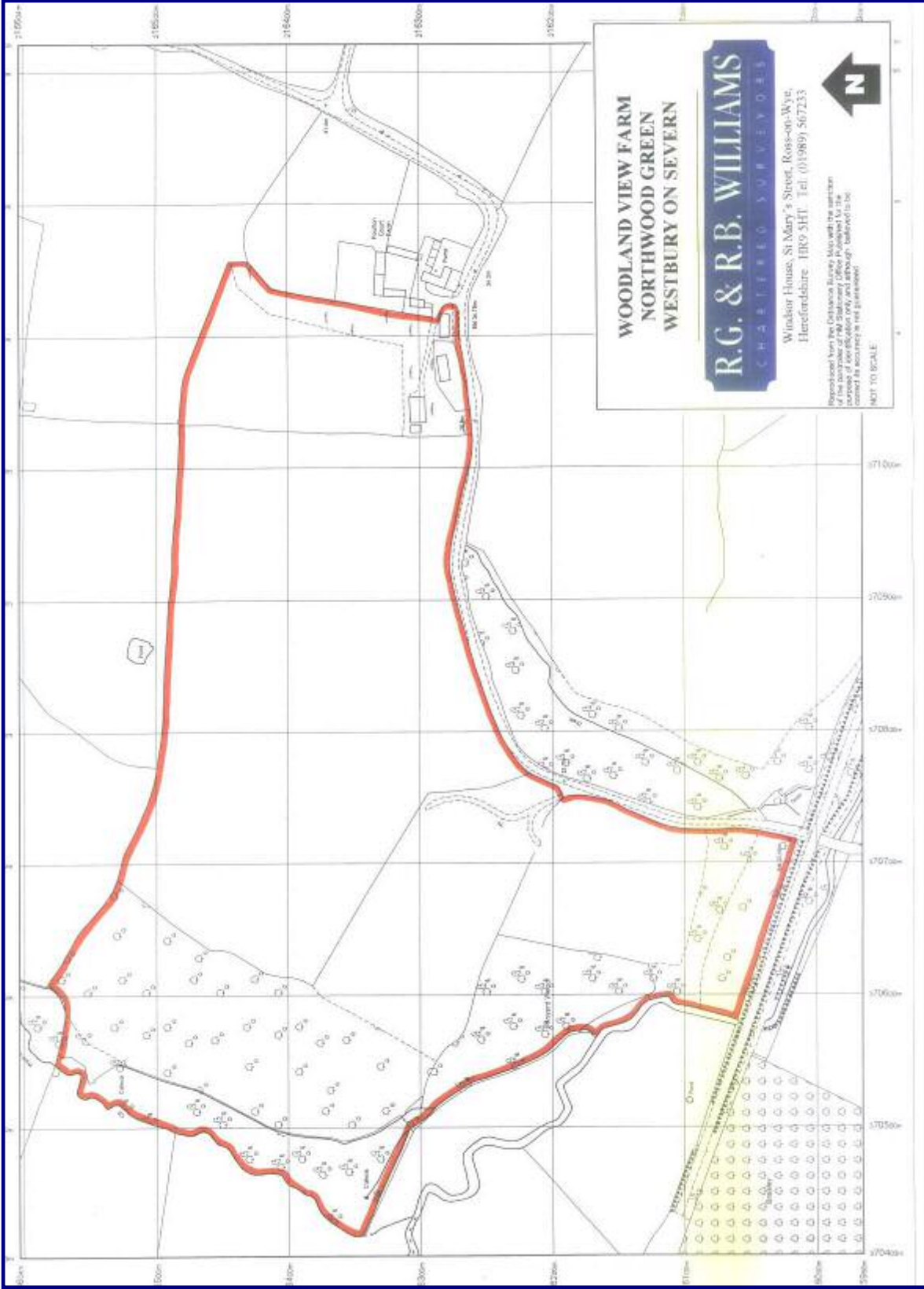
The land comprises an area of principally level pasture and woodland. The land is contained within a ring fence and has extensive roadside frontage. It is principally classified Grade 3 on the DEFRA Land Classification Map of England and Wales. Most of the land is in pasture with about 15 acres of mature and newly planted woodland. The whole extends to some 47.89 acres as detailed in the following schedule:

SCHEDULE

OS No	Area
4942	2.64
5822	2.69
6611	5.88
6246	2.02
6535	16.47
8340	6.15
9640	5.24
9029	3.60
0937 pt	3.20 est
	—
	47.89 Acres

WOODLAND GRANT SCHEME

The newly planted woodland is currently under the Woodland Grant Scheme details of which are available from the Agents.



**WOODLAND VIEW FARM
NORTHWOOD GREEN
WESTBURY ON SEVERN**

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

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



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