By Direction of Mrs J Robertson

WEST GLOUCESTERSHIRE
Gloucester 8 miles

A HIGHLY ATTRACTIVE RESIDENTIAL SMALLHOLDING

THE LAWN
CHAXHILL
WESTBURY-ON-SEVERN
GLOUCESTERSHIRE
GL14 1QP

A SUBSTANTIAL PERIOD 6 BEDROOM FARMHOUSE
AN EXTENSIVE RANGE OF MODERN AND TRADITIONAL BUILDINGS

2.30 ACRES
PRODUCTIVE LEVEL PASTURE LAND

FOR SALE BY PUBLIC AUCTION

at The Chase Hotel, Ross on Wye, HR9 5LH
on TUESDAY 25TH APRIL at 6.30 pm

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract. 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.
GENERAL REMARKS AND STIPULATIONS
(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION
The Lawn is very well situated at Chaxhill, close to the village of Westbury on Severn in West Gloucestershire.

The property has frontage to the A48 Gloucester to Chepstow road and therefore benefits from excellent road communications.

The Cathedral City of Gloucester is approximately 8 miles distant.

DIRECTIONS
From Gloucester take the A40 road for approximately 1 mile and then turn left onto the A48 Chepstow road. Proceed along this road for approximately 7 miles and in the hamlet of Chaxhill turn to the right down an unclassified road. The Lawn will be found on the left hand side of the road after a short distance.

POSTCODE
GL14 1QP.

TENURE AND POSSESSION
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.

LOCAL AUTHORITY
Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG. Tel: 01594 810000.

COUNCIL TAX BANDING
Band F.

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.

RESERVE
The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.
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.

METHOD OF SALE
The Lawn will be offered for sale by public auction at 6.30 pm on Tuesday 25\textsuperscript{th} April 2017 at The Chase Hotel, Ross-on-Wye, HR9 5LH, subject to Conditions of Sale and unless sold prior to auction.

Copies of the Contract, condition of sale, local authority searches and other relevant documents will be available for inspection at the offices of the auctioneers and the vendor’s solicitors seven days prior to the auction date.

At the fall of the hammer the successful purchaser will be required to sign the Contract and pay a deposit equal to 10\% of the hammer price. The successful purchaser will also be required to produce identification to satisfy money laundering requirements.

VENDORS SOLICITORS
Langley Wellington, Royal House, 60 Bruton Way, Gloucester. GL1 1EP. Tel: 01452 525164. Attn Jim Hickman

VIEWING
Viewing is strictly by arrangement through the agents, RG and RB Williams, Windsor House, St Mary’s Street, Ross on Wye, HR9 5HT. Tel: 01989 567233. (Ref Richard Williams/William Probert).
THE RESIDENCE

The period residence is principally constructed of stone and brick elevations, part rendered under a tiled roof.

The property comprises an excellent location commanding outstanding views over the surrounding countryside towards Mayhill.

The spacious, well appointed accommodation has the benefit of sealed double glazed units throughout.

The accommodation principally comprises:

**ON THE GROUND FLOOR**

**Entrance Hall:** with stairs off

**Sitting Room:** (approx. 14’3” x 13’4”) with tiled fireplace; window seat; shuttered windows.
**Dining Room:** (approx. 20’6” x 13’4”) with tiled fireplace; window seat; shuttered windows.

**Kitchen:** (approx. 18’3” x 19’1” max) with tiled floor; Rayburn Royal; electric radiator; exposed beams. Walk in **Larder Cupboard** off.

**Shower Room:** with disabled shower unit; low level w.c.; pedestal wash hand basin; Dimplex wall heater.

**Conservatory:** (approx. 27’1” x 7’5”).

**Workshop:** (approx. 10’11” square) with fireplace.

**ON THE FIRST FLOOR**

**Landing:**

**Bedroom No. 1:** (approx. 16’5” x 13’2”) with fireplace and **Walk in Wardrobe Cupboard** off.

**Bedroom No. 2:** (approx. 13’9” x 13’6”) with fireplace.

**Bedroom No. 3:** (approx. 17’7” max x 12’8”) with exposed beam and **Airing Cupboard** off.

**Bedroom No. 4:** L-shaped. (approx. 17’9” x 12’9”) exposed beam.

**Bathroom:** with disabled bath; low level w.c.; pedestal wash hand basin; Dimplex wall heater.

**ON THE SECOND FLOOR**

**Landing:**

**Bedroom No. 5:** (approx. 13’9” x 13’1”).

**Bedroom No. 6:** (approx. 16’1” x 13’2”) with fireplace and Wardrobe Cupboard off.

**GARDEN GROUNDS**
The property is contained within attractive garden grounds which are principally located to the rear of the residence. These comprises lawns with attractive flower borders. There is an outside W.C..
BUILDINGS

The property has the benefit of an extensive range of traditional and modern farm buildings which are located in close proximity to the residence.

These buildings may have certain long term development potential for alternative uses. The buildings comprise:

Adjacent to the farmhouse is a stone and tiled **Range** comprising 3 Loose Boxes and Loft over (approx. 40’ x 20’).

Stone and pantile **Traditional Barn** (approx. 40’ x 20’) with double doors leading.

Three bay stone, timber, galvanised iron **Barn** (approx. 45’ x 20’).

Stone and tile **Loose Box**.

4 bay steel, concrete block, galvanised iron and fibrous cement **Covered Yard** (approx. 60’ x 30’) with part concrete floor.

Steel, concrete block, galvanised iron and fibrous cement 4 bay **Covered Yard** (approx. 60’ x 30’) with concrete floor.

**Open Concrete Yard** with feed barriers.

Concrete block, brick and pantile **L-Shaped Range comprising 6 Loose Boxes**.
THE LAND

The land is situated to the rear of the residence. It comprises a useful area of pasture land including a few mature fruit trees.

The whole extends to some 2.30 acres.