

GLOUCESTERSHIRE

Tewkesbury 6 miles. Cheltenham 13 miles. M5 (Junction 9) 13 miles.

**A 3 BEDROOM COTTAGE FOR RENOVATION
WITH AN ADJACENT AREA OF PASTURE LAND**

**RYE COURT COTTAGE
CHACELEY,
GLOUCESTERSHIRE
GL19 4EQ**



Period 3 Bedroom Residence in need of modernisation

22.58 ACRES
Level Pasture Land

FOR SALE BY PUBLIC AUCTION
(As a whole or in 2 Lots)

LOT 1	3 Bedroom Cottage
LOT 2	22.09 Acres Pasture Land

at Ross Auction Centre, Ross-on-Wye, HR9 7QQ
on WEDNESDAY 25TH JUNE 2025 at 6pm

GENERAL REMARKS AND STIPULATIONS

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

AGENTS NOTE

The sale of Rye Court Cottage represents an increasingly rare opportunity to acquire a residential smallholding in West Gloucestershire.

The property is the first time on the market for many years following the sad death of Mrs Barbara Poole in October 2023.

Rye Court Cottage is an attractive residence in need of modernisation and improvement. The adjacent land comprises a productive area of permanent pasture.

PROPERTY SUMMARY

- Well located Residential Smallholding
- Attractive 3 Bedroom Residence in need of modernisation and improvement
- 22.58 Acres Productive level Pasture Land
- For Sale by Auction as a whole or in 2 Lots.

SITUATION

Rye Court Cottage occupies an idyllic unspoilt rural location close to the River Severn. It is situated in the parish of Chaceley in West Gloucestershire. The town of Tewkesbury (6 miles) provides a good range of shopping, educational and recreational amenities. More extensive amenities are available in the Cathedral City of Gloucester (12 miles) and the Spa Town of Cheltenham (13 miles).

The property is most conveniently situated within about 13 miles of access onto the M5 Motorway (Junction 9) which ensures excellent road communications throughout the country.

GRID REFERENCE NO

SO 858 302.

DIRECTIONS

From Tewkesbury take the A38 Worcester road for about 1 mile and turn left onto the A438 towards Ledbury. Proceed along this road for 2.15 miles and turn left for Forthampton. In Forthampton turn left and proceed along this road for about 1 mile and then turn right towards Chaceley. After about 1 mile turn right and then turn left into Stocks Lane. Rye Court Cottage is situated on the left hand side of the road after about a quarter of a mile.

POSTCODE

GL19 4EQ.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

Tewkesbury Borough Council. Tel: 01684 272364.

ENERGY PERFORMANCE CERTIFICATE

E Rating.

COUNCIL TAX BAND

Band D.

FIXTURES AND FITTINGS

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

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.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

LOTING

The right is reserved by the Vendor and the Agent to sell the property as one Lot, amalgamate or divide any Lot(s) vary the order of sale, or withdraw any Lots as thought desirable.

VIEWING

Viewing is by appointment with the Agents – RG and RB Williams (RBW/TW).
Tel: 01989 567233.

PARTICULARS OF SALE

RYE COURT COTTAGE
CHACELEY, TEWKESBURY



LOT 1

RYE COURT COTTAGE

The period residence is approached over a private entrance drive leading off Stocks Lane. It is principally constructed of brick elevations under a pitched tiled roof and contains a wealth of period features including exposed timbers.

The residence is generally in need of modernisation and improvement.

The accommodation comprises:

ON THE GROUND FLOOR

Glazed Entrance Porch:

Entrance Hall: with stairs off.

Sitting Room: (approx. 14'3" x 11'5") with brick fireplace; panelled radiator.

Dining Room: (approx. 13'2" x 13'0") with tiled fireplace; panelled radiator.

Kitchen: with fitted units.

Utility Room:

Bathroom: with panelled bath; low level w.c.; pedestal wash hand basin.

Store Room: external access.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1: (approx. 14'0" x 13'5") with panelled radiator; stairs to attic off.

Bedroom No. 2: (approx. 15'6" x 7'0").

Bedroom No. 3: (approx. 11'6" x 7'6").

OUTSIDE

The property is situated in extensive Garden Grounds extending in all to about 0.50 Acre.

The Gardens include a small Range of Timber Store Sheds.

LOT 2

22.09 ACRES

PRODUCTIVE PASTURE LAND

The land is contained within a ring fence surrounding Rye Court Cottage. The property is divided into two enclosures and has extensive frontage to Stocks Lane.

The land is level and lies about 30ft above sea level. It comprises a productive area of permanent pasture with an abundance of flowers and fauna.

The whole extends to about 22.09 Acres.



