



# FIELD FARM

FIELD LANE, COALEY, GLOUCESTERSHIRE GL11 5EQ



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GLOUCESTERSHIRE GL11 5EQ

An exciting opportunity to purchase a traditional and conveniently located edge of Cotswolds farmstead with residential, smallholding and equestrian potential

FOR SALE BY PRIVATE TREATY  
EITHER AS LOT 1 OR WITH OPTIONAL, LOT 2

**Lot 1** – Grade II listed Cotswold Farmhouse within lawned gardens and with courtyard, traditional attached and off lying Outbuildings (approx. 3000 ft<sup>2</sup>) and streamside Paddock, the whole extending to approximately 3.82 acres (1.54ha) (edged red)

Guide Price: **£1,000,000**

**Lot 2** Additional traditional buildings (available with Lot 1 only) comprising large Stone Barn (approx. 4000 ft<sup>2</sup>) with potential for alternative use (subject to planning) with Paddock, the whole extending to approx 0.60 acres (0.24 ha) (edged blue)

Guide Price: **£250,000**

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
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## DESCRIPTION

An increasingly rare offering of a traditional farmstead with significant Grade II farmhouse, attached outbuildings, adjacent traditional farm buildings with potential for re-use (subject to planning) and surrounding paddocks, situated at the end of a quiet no through lane on the edge of the Cotswolds.

The buildings have recently been used for dairy farming and would ideally suit use as home workspace, games room, gym, annexe, guest accommodation or as separate residential accommodation (subject to planning), all of which would enhance the setting of the main farmhouse, entrance and grounds.

The Grade II farmhouse itself is exceptionally spacious providing adaptable accommodation (approx. 356.7m<sup>2</sup> / 3,841ft<sup>2</sup>) with an opportunity for multi-generational living. With adjoining outbuildings, paddocks and yards, the whole property extends to approximately 4.42 acres (1.79 ha).

## LOT 1

### THE FARMHOUSE (GRADE II LISTED), FARMBUILDINGS AND Paddock

On the ground floor, there is a porch to entrance, kitchen/diner, lounge, storage room, snug and utility room, with w/c.

To the first floor there is one family bathroom, 3 bedrooms and additional living room.

The second floor provides an attic bedroom with walk in dressing room and a spacious attic for storage.

## SERVICES

The property has oil fired central heating and a drainage system. Mains water and electricity connected, however, the Purchaser will be obliged to ensure separate independent services are connected within 3 months of sale completion, Appropriate rights of connection to facilitate this will be granted over retained land. A new water pipe will be laid in readiness for connection.

## PLANNING

The property is outside of a settlement boundary designated as open countryside. The property is not within the Cotswold National Landscape.

## OUTSIDE

The property is set within a good-sized plot, with the gardens and driveway extending to approximately 0.4 acres. The gardens are principally laid to lawn with mature shrubs, with mature hedgerow and post and rail boundaries.

To the rear and side, there is a paddock extending to approximately 3 acres running to the stream and wooded embankment. The paddock will be securely stockproof fenced prior to sale completion.

## FARM BUILDINGS AND YARD

In addition to a stone range and pigsty with the farmhouse, there is a yard of approximately 0.40 acres (0.16 ha), incorporating the former dairy buildings which comprise:

1. Brick Building
2. The Old Parlour (stone)
3. Dairy Building

Note: The cubicle buildings and tank to the east of these buildings have been removed. Additionally, the slurry pit is no longer connected to the farm.

**LOT 2 (Available by additional negotiation with Lot 1 only and not separately)**

## TRADITIONAL STONE BARN AND Paddock

Adjacent to Lot 1 is a large Stone Barn with a block built lean-to (approx. 4000 ft<sup>2</sup>) and a small paddock of approximately 0.40 acres. The buildings comprises;

1. Stone Barn
2. Stone Barn

## OVERAGE CLAUSE

The sale contract will include an overage provision to the effect that if planning consent is granted for any additional independent residential dwelling(s) within 15 years of the sale date, 35% of any enhanced value will be payable to the Vendors or their successors in title.

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









# DAVID JAMES

## FLOORPLAN (LOT 1)



Approximate Net Internal Area = 3841 sq ft / 356.8 sq m

Limited Use Area(s) = 780 sq ft / 72.5 sq m

For identification only - Not to scale

Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300

## SITE PLAN



## RIGHTS OF WAY, EASEMENTS AND COVENANTS

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether specifically referred to in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

## COUNCIL TAX Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## METHOD OF SALE

The property is offered for sale by Private Treaty and vacant possession will be given upon completion.

## VIEWING

Strictly by appointment with the Agents.

