



PROPERTIES AT ORCHARD LEIGH
BATH ROAD, STONEHOUSE, GLOUCESTERSHIRE, GL10 3AY



PROPERTIES AT ORCHARD LEIGH

ORCHARD LEIGH HOUSE

WHEATENHURST & MULBERRY HALL

An opportunity to purchase a range of properties comprising a detached 7-bedroom Farmhouse, a 13-bedroom supported living unit, and a detached timber function hall with associated facilities.

This development opportunity in total extends to approximately 0.86 acres. For Sale by Online Auction.

- 7-bedroom detached Farmhouse
- 13-bedroom supported living unit
- Plot of approximately 0.86 acres
- Characterful Features
- Detached timber hall
- Scope for alternative uses (STP)

FOR SALE AS A WHOLE

ONLINE AUCTION GUIDE

PRICE: £1,000,000

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

ORCHARD LEIGH HOUSE

An opportunity to purchase a 7-bedroom detached Farmhouse (321m² / 3,461ft²) with adjoining ancillary building and set within extensive grounds of approximately 0.30 acres. The property offers scope to be utilised as a substantial family home or be subdivided into multiple units/rooms.

The property has previously been extended and is subject to subsidence. The structural issues may make lending for the property unobtainable.

Accommodation

To the ground floor, the accommodation provides entrance hallway, utility with w/c, two offices, sitting room, open plan kitchen/diner, study, bathroom, and ample storage. To the first floor there are seven bedrooms, two bathrooms and a w/c. The accommodation is vast and provides opportunities for various residential uses.

The property is connected to mains water, electricity, drainage, and gas central heating. EPC Rating – D

Outside

The property is set within a good-sized plot, extending to approximately 0.30 acres. The gardens are principally laid to lawn with mature shrubs and timber fenced boundaries.

The access is directly off Bath Road.

Agents Notes

Council Tax Band E + EPC Rating D

A drainage pipe crosses the land for the benefit of the property on Bath Terrace known as Rambleside. This property (Rambleside) is permitted to use this supply and obligates them to pay a fair share of drainage and sewerage charges.

WHEATENHURST & MULBERRY HALL

Wheatenhurst

The property comprises of an existing supported living unit (4,687ft² / 435m²) providing 13 bedrooms within extensive grounds. The property offers scope for subdivision into multiple units (circa 3 – 4), subject to achieving the relevant planning consent. EPC Rating – D

Mulberry Hall

A former function Hall with associated toilets and kitchen, offering potential for alternative uses (subject to achieving the relevant planning consent). The Hall extends to approximately 1,104ft² / 102m² and is to be sold with an adjoining outbuilding (16m² / 179ft²).

The plot as a whole extends to approximately 0.56 acres (0.22 hectare).

AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

VIEWING

Strictly by appointment with the Agents:

David James – 01453 843720

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.









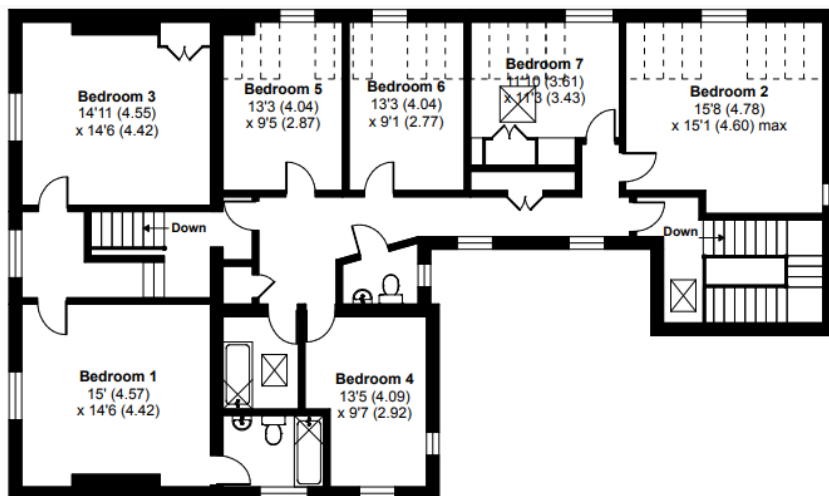




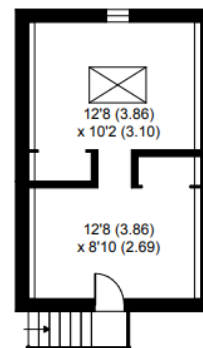


DAVID JAMES

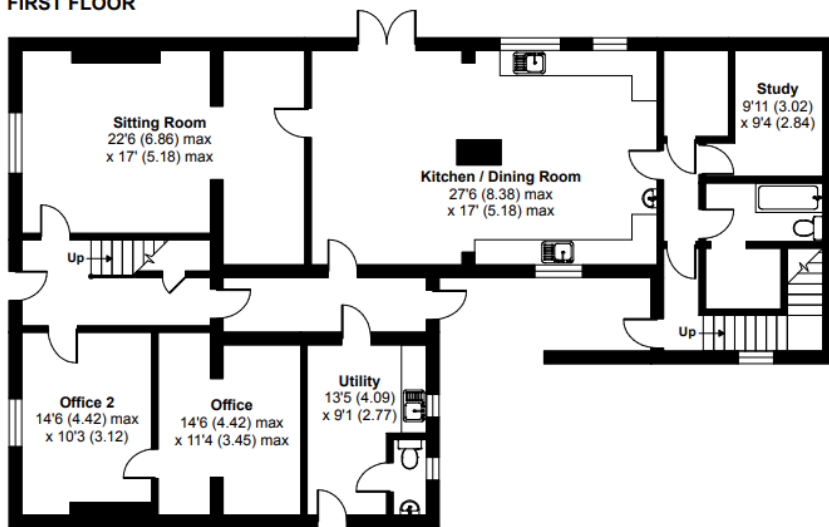
FLOORPLAN ORCHARD LEIGH HOUSE



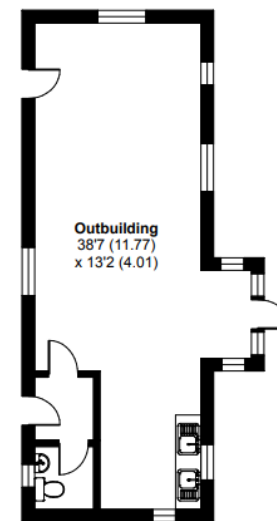
FIRST FLOOR



OUTBUILDING (FIRST FLOOR)

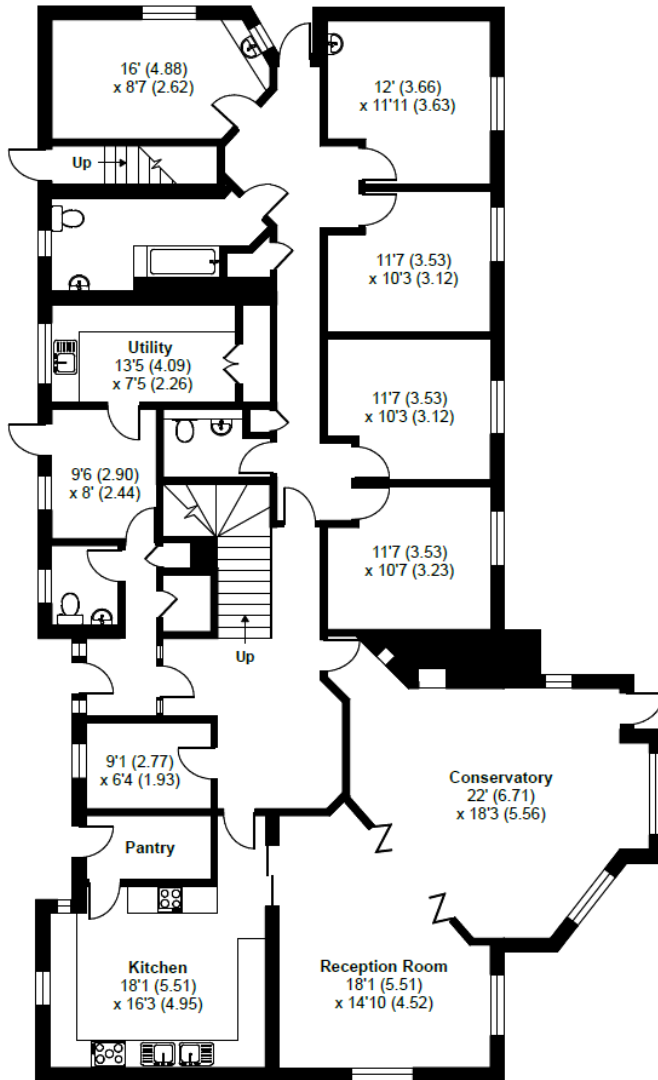


GROUND FLOOR

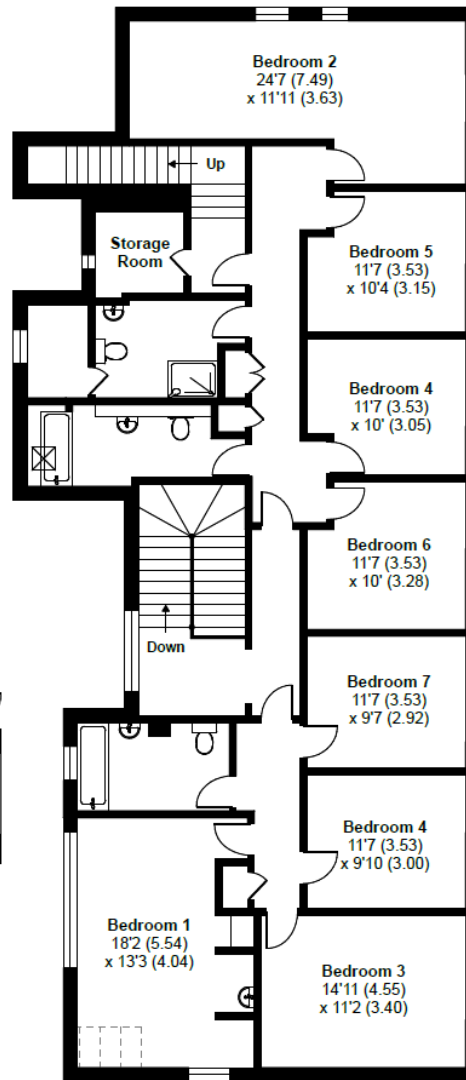


OUTBUILDING

FLOORPLAN WHEATENHURST



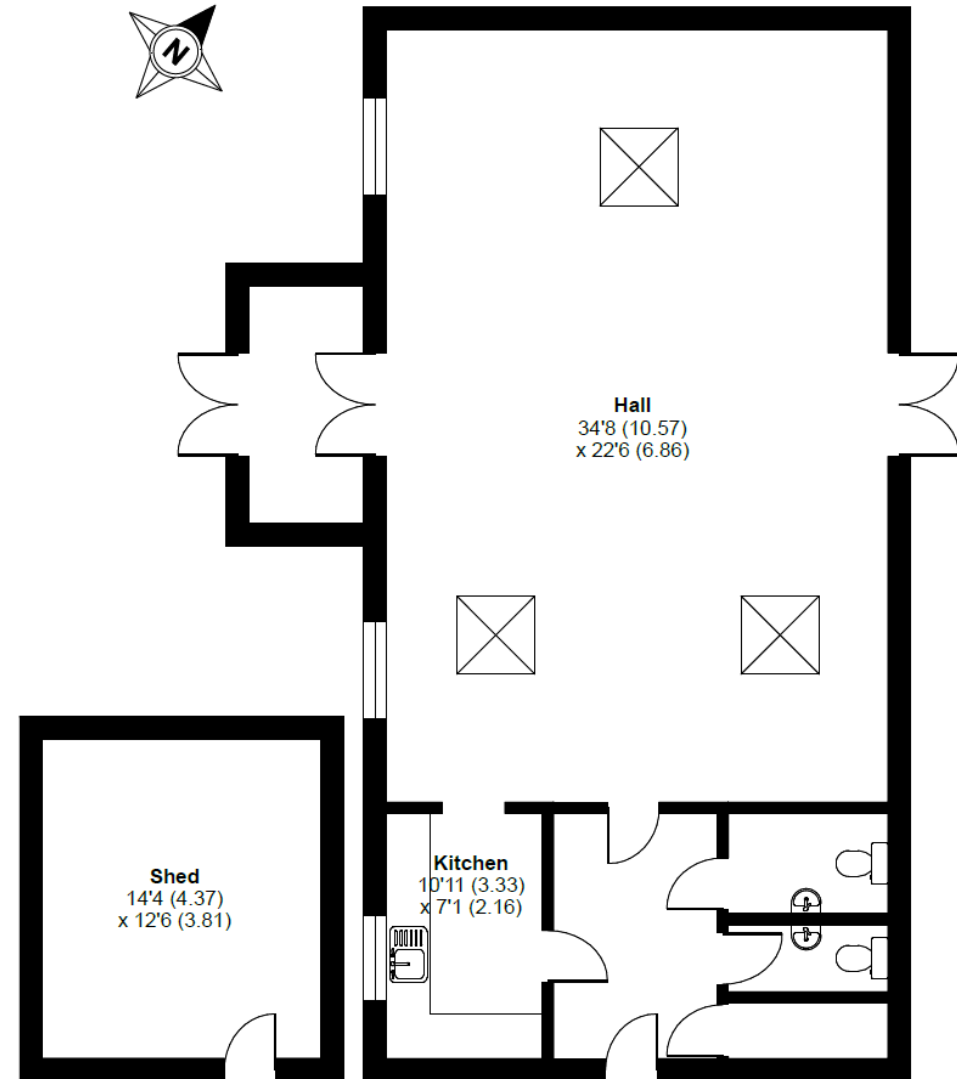
GROUND FLOOR



FIRST FLOOR



FLOORPLAN MULBERRY HALL



OUTBUILDING

GROUND FLOOR

SITE PLAN

