



Gamage Court Farm, Lower Ley Lane, Minsterworth, Gloucester, GL2 8JT

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An equestrian property with business use and outdoor arena set in approximately 80.58 acres

LOCATION

Gamage Court Farm is located approximately 5.5 miles west of Gloucester in a quiet location away from main roads. There is however good access via the A48 to Chepstow and the M4 to the south and the M5 at Gloucester to the north. Westbury Upon Severn and Minsterworth are the closest villages. The farm is accessed from the A48 via Lower Ley Lane which is a single-track public highway and a no through road.

- Gloucester – 7 miles
- M5 (J12) – 11 miles
- Cheltenham – 15 miles
- Chepstow – 23 miles
- Cirencester – 25 miles
- London – 120 miles

DESCRIPTION

The property comprises a detached four/five bedroom red brick farmhouse in need of modernisation, a range of traditional farm buildings currently being utilised by an equestrian business, an all-weather arena measuring 25m x 60m, traditional fruit orchards, fenced paddocks and pasture land extending in all to approximately 80.58 acres. There are no public footpaths or bridlepaths crossing any part of the land.

LOT 1

Gamage Court Farm is a red brick Georgian style Farmhouse extending approximately 2,300 square feet. The house is in need of refurbishment and modernisation and comprises on the ground floor: porch, office with fireplace, sitting room with fireplace, dining room, kitchen, store room, utility room accessed externally and gardeners loo. The first floor comprises of three double bedrooms two single bedrooms and a bathroom with a bath, basin and WC. Outside there is a large traditional fruit orchard to the east of the house with a garden to the rear.

The Buildings

The yard is situated in front of the property with a range of traditional farm buildings currently being utilised by an equestrian business. The buildings offer indoor stabling for 17 horses with the benefit of a hay store, feed room and secure tack room. The property also benefits from an equestrian planning permission for DIY Livery for up to 17 stables.

The land is edged red on the attached plan and split into two blocks. Lot 1 includes the farm house and buildings extends to approximately 50.17 acres and lot 2 extends to 30.41 acres. The property currently benefits from an equestrian planning permission for DIY livery for up to 17 stables.

The land extends to 50.17 acres at the rear of the property and is predominately permanent pasture divided into multiple individual horse turn out paddocks with separate water supplies to each paddock with a couple of parcels of orchard land. There are a further two hay fields. This block of land benefits from a 25m x 60m sand and carpet all weather arena.

LOT 2

The seasonal grazing land extends to approximately 30.41 acres and lies over loamy soils with impeded drainage and consists of pasture and scrub land, bounded by mature hedgerows. There are a number of drains across the land and on the boundary lines.

TENURE

Freehold with vacant possession upon completion.

SERVICES

We are advised that the property has the following services connected

Lot 1: mains water and electricity with a private septic tank for drainage.

Lot 2: there are no services connected.



BASIC PAYMENTS SCHEME (BPS)

BPS is claimed on the land and the entitlements will be available subject to separate negotiation.

ENVIRONMENTAL STEWARDSHIP

The land is in Higher Level Stewardship which the purchaser will need to take on, further details available on request.

FIXTURES AND FITTINGS

Only those items expressly referred to in the sale particulars are included within the sale.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running across the property.

METHOD OF SALE

The property is For Sale by Private Treaty and offers are to be submitted in writing to Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to eleanor.isaac@brutonknowles.co.uk

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

Local Council: Forest of Dean District Council

Council Tax: Band B

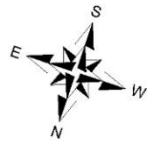
VIEWINGS

Viewing days will be conducted by the agents and all viewings should be strictly by appointment with the sole selling agents Bruton Knowles.

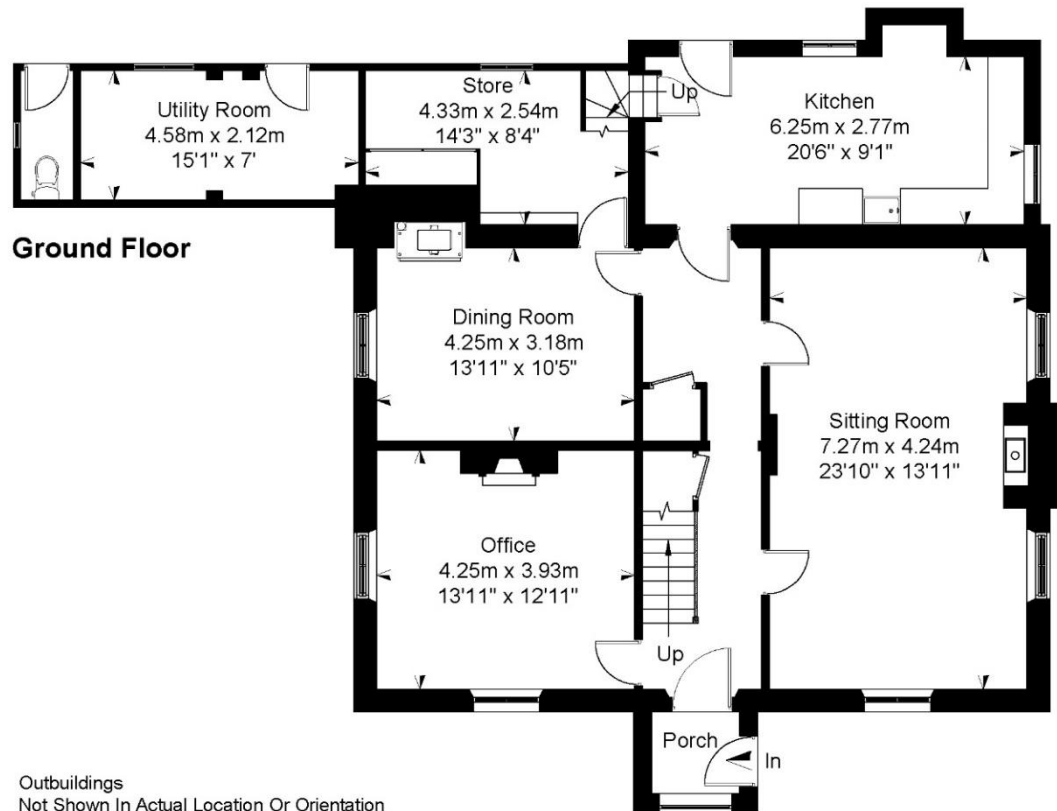
Garage Court Farm, Lower Leys Lane, Minsterworth, Gloucestershire

House Approximate IPMS2 Floor Area 206 sq metres / 2217 sq feet
 Utility Room 9 sq metres / 97 sq feet

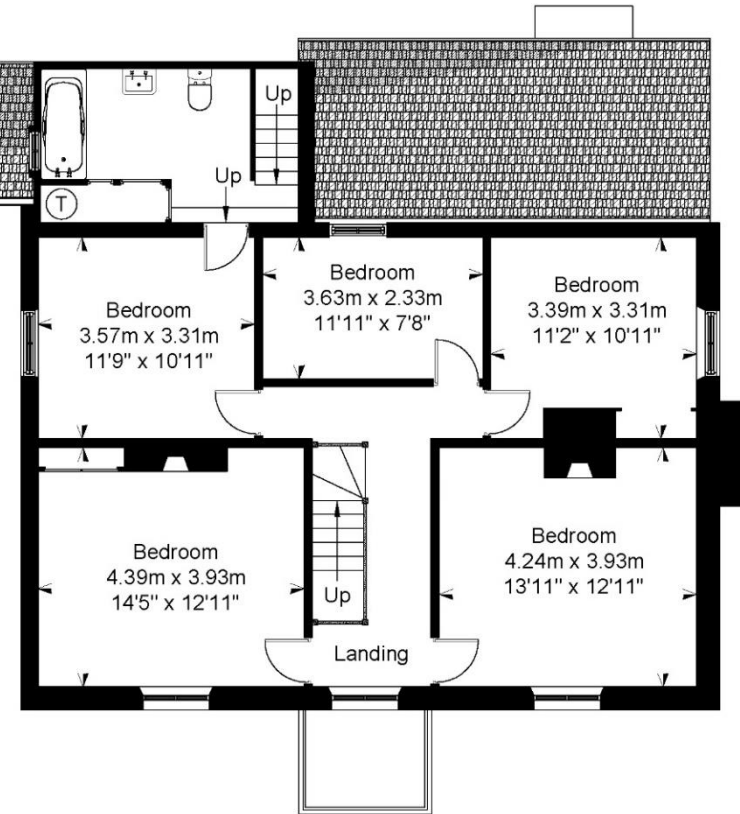
Total 215 sq metres / 2314 sq feet



First Floor



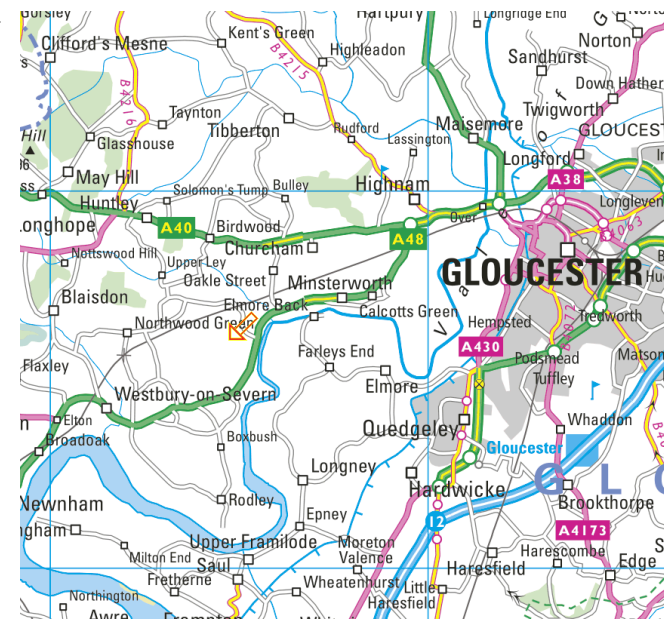
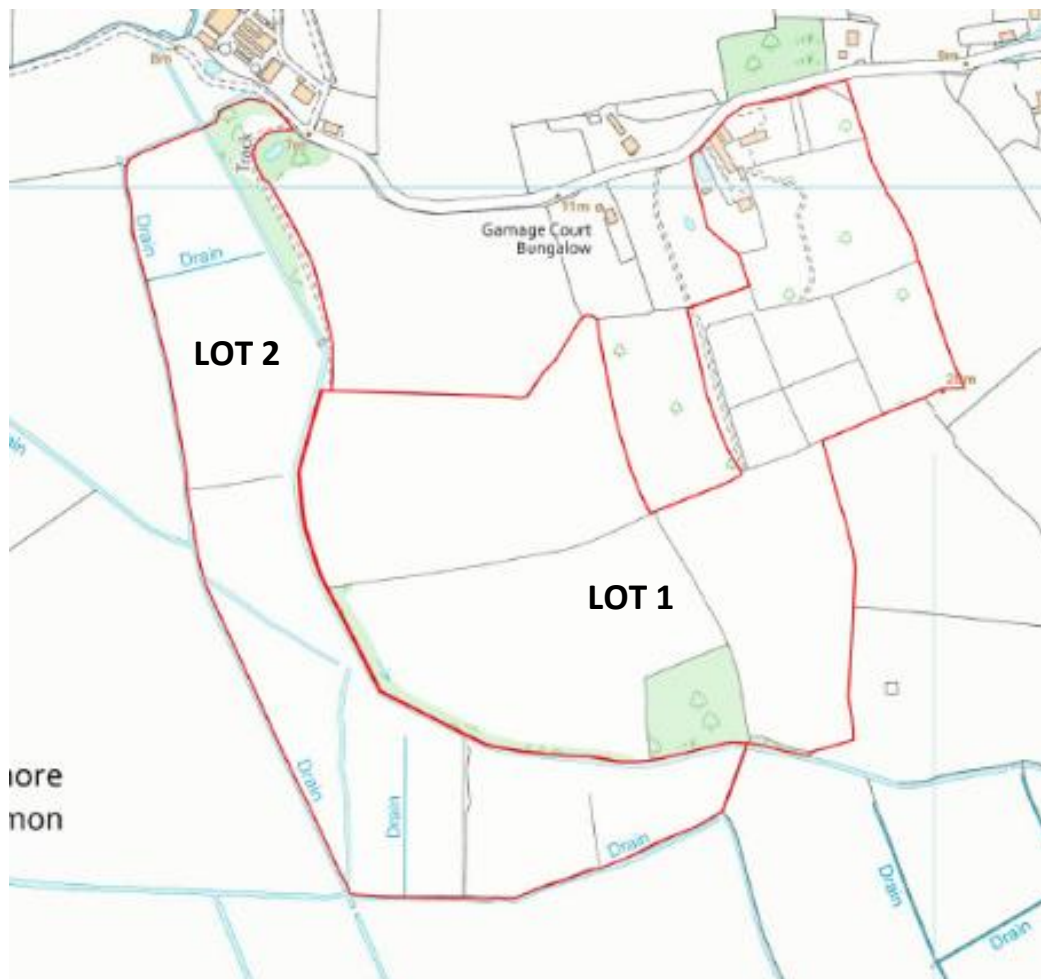
Outbuildings
 Not Shown In Actual Location Or Orientation



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 07890 327 241
 Job No SP2562

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

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