

# FOR SALE – Potential Barn Conversions (STP)

Barns at Yew Tree Farm, Huntley, Gloucestershire, GL19 3EA

**BK** Bruton Knowles



*Plan is for indicative purposes only*

# Potential Barn Conversions (STP)

Barns at Yew Tree Farm, Huntley, Gloucestershire, GL19 3EA

For Sale By Informal Tender



## LOCATION

The site is located to the west of the village of Huntley off the A40, on the edge of the Forest of Dean. The area is well served with amenities to the east, including a primary school, public house, cricket club, village hall, and a butcher.

Huntley is well connected, with the A40 providing direct links to Gloucester and Ross-on-Wye, with the Golden Valley Junction of the M5 motorway less than 12 miles from the site. Both Ross-on-Wye and Gloucester town centres provide further amenities to include shops, supermarkets, restaurants, public houses, coffee shops and train stations. Huntley is served by regular bus services providing links to a wide range of locations to include Gloucester, Cinderford, Coleford, Ross-on-Wye, Hereford and Newent.

## DESCRIPTION

The site which extends to approximately 1.34 acres (0.54 hectares), comprises a range of agricultural barns. Each of the barns are described briefly below.

**Barn 1** - Barn 1 is a steel portal framed agricultural building with an approximate gross external floor area of 667.25m<sup>2</sup>. The barn benefits from two entry points on the northeast elevation with one of the entrance ways providing a pedestrian access door.

**Barn 2** - Barn 2 is a traditional red brick farm building built in 1857. The building is mono-pitched and extends across two storeys with a lean-to single storey side extension on the eastern elevation. The western elevation features two arched double doors and a sliding door. The gross external floor area measures approximately 119.96m<sup>2</sup>.

**Barn 3** - Barn 3 is of reinforced concrete frame construction, with a brick plinth. The access is via eave height double doors located to the front of the building. The building is monopitched in nature and abuts the traditional red brick farm

building (Barn 2). The total floor area measures approximately 504.90m<sup>2</sup>.

**Barn 4** - Barn 4 has a gross external floor area extending to approximately 99.11m<sup>2</sup>. The building is of steel portal framed construction with a sloped concrete ramp providing access to the building via a full height wooden door.

**Barn 5** - The modern barn has an asymmetrical monopitched roof of steel portal frame construction, with a total floorspace measuring approximately 959.93m<sup>2</sup>. The building features an open-ended bay totaling an approximate floorspace of 284m<sup>2</sup>. The unit features two access points at either end of the building. The unit is currently occupied by a tenant on a short term tenancy.

A public footpath traverses the site from east to west.

The internal measurements are provided within the data room.

## PLANNING

Forest of Dean's current Local Plan comprises of the Allocations Plan, Cinderford Northern Quarter and the Core Strategy which guides development across the district until 2026. The new Local Plan is currently being prepared to set out a framework for the district until 2041.

Following feedback from the Issues and Options, FODDC developed and consulted upon a Second Preferred Option strategy, superseding the first. This consultation ran from August 2022 to October 2022. The next formal stage is to seek guidance for the Draft Local Plan and confirm its strategy. The views on the Issues and Options and Preferred Option, along with over evidence will then be used to develop the new Local Plan. Comments will be requested on the Draft Plan in Spring 2024. After this consultation, the Draft Plan will be updated and a Publication Version will be agreed. Formal representations on the Publication Version will be invited in Spring 2025.

We estimate that some of the barns might be eligible for Class Q/Class R conversion subject to fulfilling the criteria and subject to planning.

## SERVICES

We understand that the site benefits from mains electricity and water, except for Barn 1. Purchasers are to make their own enquiries as we have not carried out any tests in this regard.

## METHOD OF SALE

The property is For Sale by way of Informal Tender. Both unconditional and conditional (subject to planning) offers are invited.

Offers are to be submitted by **Noon on Tuesday 17<sup>th</sup> October 2023** to Harry Breakwell by email: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

## VAT

VAT will not be chargeable on the purchase price.

## LEGAL

The property is offered Freehold with vacant possession. Please note that Barn 5 is subject to a tenancy agreement, although there is a break clause provision to enable vacant possession.

Each party is to incur their own legal fees in this transaction. If a sale is progressed on a conditional 'subject to planning basis' a non-returnable but deductible deposit may be sought together with a legal undertaking.

Agricultural access to the barns is provided from the A40, between the properties Prospect House and Greenfields. A further vehicular access is provided from the west off Tibberton Lane.

## VIEWING

Viewing is strictly by appointment only. To arrange a viewing, please contact Jack Mouldsdales via email: [jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

**SUBJECT TO CONTRACT SEPTEMBER 2023**

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



Barn 1

Barn 2

Barn 3

Barn 4

Barn 5

# Development Opportunity

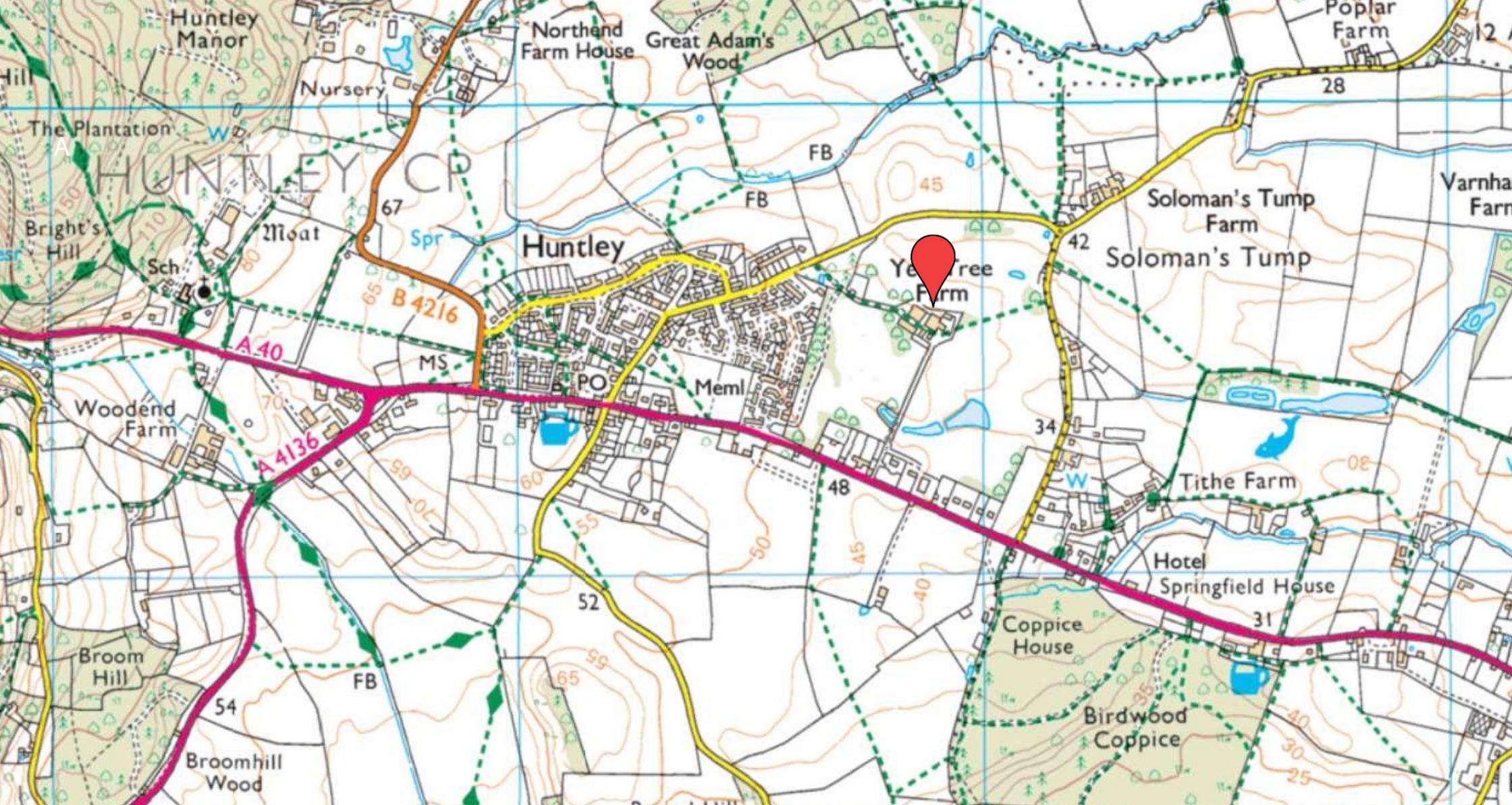
Barn at Yew Tree Farm, Huntley, GL19 3EA



**Promap**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2023. All Rights Reserved.  
Licence number 100022432  
Plotted Scale - 1:1250. Paper Size - A4

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



## CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

Jack Mouldsdale BSc (Hons) MRICS  
07395 887390

[jack.mouldsdale@brutonknowles.co.uk](mailto:jack.mouldsdale@brutonknowles.co.uk)

Harry Breakwell BSc (Hons) MSc MRICS  
07825 842626

[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**BK** Bruton  
Knowles

est.1862

**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.