



FOR SALE – Barn with Lapsed Planning Consent within 2.78 Acres

Land at Parton Court Farm, Station Road, Churchdown, Gloucester, GL3 2JG

BK | Bruton Knowles est. 1862

For Sale - Agricultural Barn and Land with Development Potential

Land at Parton Court Farm, Station Road, Churchdown, Gloucester, GL3 2JG

Extending to a total of 2.78 Acres (1.15 Hectares) – Potential for Conversion (Subject to Planning)

LOCATION

The property is located in Churchdown, a village in Gloucestershire, England, situated almost equidistant between Gloucester and Cheltenham. The location offers good transport links to the M5 Motorway via the A40. Gloucestershire Airport is a short distance from the subject site and Gloucester Railway Station provides national services. Churchdown provides good levels of amenities including a convenience store together with a number of pubs / restaurants. There are also three schools locally.

- **Churchdown – 0.7 miles**
- **Gloucester – 4.1 miles**
- **Cheltenham – 5.5 miles**

SUBJECT SITE

The property comprises a broadly triangular shaped parcel of former farmland together with a two-storey red brick dual-pitched roof barn. To the side of the barn is a dilapidated lean-to. The whole structure requires extensive renovation. The land is currently overgrown with vegetation, some mature trees and has potential for landscaping. To the north of the land runs the access road to the subject property, which serves multiple dwelling houses. The former Parton Court Farm has now been developed into several dwelling houses and commercial units. This road is within the subject property's title.

- **Site Area – 2.78 Acres (1.15 Ha)**
- **Attractive Red Brick Barn and Former Farmland.**
- **Potential for a Range of Uses (Subject to Planning)**

PLANNING

The Local Planning Authority is Tewkesbury Borough Council. The land and property were formerly in Agricultural Use. Historically the property benefitted from Planning Consent for conversion to a single residential dwelling, this consent has now lapsed. The building appears to have scope for conversion to a residential dwelling house and the land landscaped for garden and amenity purposes – subject to planning permission being forthcoming.

SERVICES

We understand that the subject property does not benefit from any mains services. It is assumed that mains services will be available in Station Road and may be present in the Parton Court Farm Track.

TENURE

Freehold with Vacant Possession. The roadway included within the sale is subject to third party access rights. The road serves multiple dwellings at the former Parton Court Farm. There is a provision with the title for adjoining users to provide a contribution to the repair and maintenance of the road.

GUIDE PRICE

Offers are invited in excess of £120,000.

METHOD OF SALE

The property is for sale by Informal Tender with Best and Final Unconditional offers to be submitted by Noon on Tuesday 22nd September. Offers are to be submitted in the prescribed tender form to william.matthews@brutonknowles.co.uk

OVERAGE

Depending on the level of offers received overage may or may not be sought on the brick barn. Outside of the barn area an overage / uplift clause will be sought on the surrounding overgrown land at 50% for a period of 50 years for both residential and commercial development.

VAT

The property has not been elected for VAT.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. An online data pack has been prepared containing all relevant documentation and plans. Please contact us for further information.

SUBJECT TO CONTRACT – AUGUST 2020



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



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