



LAND AND BUILDINGS AT BURLEIGH COURT FARM
NIBLEY GREEN, NORTH NIBLEY, DURSLEY, GL11 6DH



DAVID JAMES

LAND AND BUILDINGS AT BURLEIGH COURT FARM, NORTH NIBLEY, DURSLEY, GL11 6DH

An opportunity to purchase a range of traditional farm buildings (273m² / 2938ft²), with potential for alternative uses (subject to obtaining the necessary planning consent), and in a plot of approx. 1.21 acres (**Lot 1**) with option to purchase a steel modern building (123m² / 1325ft²) with approximately 1.85 acres of agricultural land (**Lot 1A**).

Lot 1 – Guide Price - £275,000 (Edged Red)

- Traditional Farm Buildings (273m² / 2938ft²)
- Characterful Stone Barn
- Potential for Alternative Uses (Subject to Planning)
- Plot of Approximately 1.21 Acres (0.49Ha)

Lot 1A – Guide Price - £75,000 (Edged Blue)

- Steel Framed Building (123m² / 1325ft²)
- Plot of Approximately 1.85 Acres (0.63Ha)
- Roadside Access

For Sale by Private Treaty

OFFERS INVITED AS A WHOLE OR IN LOTS

(LOT 1 and/or LOT 1A)

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

SITUATION

The property is positioned at the edge of the Gloucestershire village of North Nibley, within an open countryside situation at the edge of the Cotswold Area of Outstanding Natural Beauty. North Nibley has everyday amenities including a village shop, post office, church, public house, and primary school, with more a more extensive range of facilities located within the market towns of Wotton-under-Edge, which is 1.9 miles distant. Regional centres are located at Cirencester (22 miles), Cheltenham (25 miles), Gloucester (20 miles) and Bristol (22 miles).

The Bristol Road (A38) is within 3 miles of the property and provides easy access to the wider transport network with J14 of the M5, being 7 miles distant. There are mainline rail services available from Cam & Dursley and Stroud.

LOT 1 – TRADITIONAL STONE BARN

An opportunity to purchase a range of Traditional Farm Buildings (273m² / 2938ft²) with potential for alternative uses, subject to obtaining the necessary planning consent. The Barns are adjacent to the Grade II Listed Burleigh Court Farm and are therefore considered to be curtilage listed, set within extensive grounds extending to approximately 1.21 acres (0.49ha).

Pre-application advice was received from Stroud District Council regarding the proposal for 'Conversion of agricultural buildings to form 2 dwellinghouses'. The response considered that the principle of conversion could be supported, subject to addressing technical requirements i.e. ecology, trees, structural etc. Full details of the pre-application submission and response is available from the Agents.

Overage Clause

The sale contract will include an overage provision on the barns to the effect that if **any more than one** building is converted or demolished to facilitate an independent residential use within a 15-year period, a payment of £50,000 (index linked) per dwelling created (over and above one) will be repayable to the owners or their successors in title on the grant of such planning consent. A copy of the Overage Deed is available from the Agents.

LOT 1A – STEEL FRAMED BUILDING AND LAND

An opportunity to purchase a steel framed building (123m² / 1325ft²) and approximately 1.85 acres (0.63ha) of agricultural land with roadside access. The property is offered for sale with Lot 1 of as a separate Purchase.

The Purchaser will benefit from a vehicular right of access over the area hatched green on the plan.

Overage Clause

The sale contract will include an overage provision to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 25 years of the sale date, 35% of any increase in value will be repayable to the owners or their successors in title.

A copy of the Overage Deed is available from the Agents.

SERVICES

We understand mains water and electricity are available within the vicinity of both Lots.

HISTORIC USE

The property was for many years used as 'storage for disused cars, commercial and Agricultural vehicles' and whilst every effort has been made to clear the property, the Vendor cannot guarantee that small quantities of wood, plastic tyres and metals won't be present. The Buyer should make their own investigations in that regard.

VIEWING

Strictly by appointment with the Agents:
David James – 01453 843720

Date: April 2024

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.



