

**V P**

***Voyce Pullin***

*Rural Property Agents*



**POOL FARM BARNS**  
**Whitfield, Wotton under Edge, GL12 8ED**

Thornbury 2.8 miles

M5 (junction 14) 1.7 miles

**Two traditional STONE BARNS with  
full planning consent to convert into dwellings**

**FOR SALE**

(As a whole or in two lots with adjoining land available subject to separate negotiation)

**Lot 1** Barn to be converted into a 4 bedroom dwelling with  
accommodation on 2 floors (approx 176m<sup>2</sup>: 1894 ft<sup>2</sup>)\*

**Lot 2** Barn to be converted into a 2 bedroom dwelling on one  
Level (approx 98m<sup>2</sup>: 1054 ft<sup>2</sup>)\*

*\* Gross Internal Area*

*Joint Sole Agents: David James & Partners (Ref MB)*



Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

# POOL FARM BARNs, WHITFIELD, WOTTON UNDER EDGE

## GENERAL REMARKS

### Situation & Description

The site comprises the original farmyard to Pool Farm, Whitfield which is conveniently situated some 2.8 miles from Thornbury and with easy access to the motorway network (M5 junction 14 - 1.7 miles). The site enjoys open views over the adjoining countryside. There are two stone barns both with the benefit of detailed planning permission to convert into private dwellings.

### Tenure & Possession

The property is offered with Freehold Tenure and Vacant Possession will be given upon completion.

### Services

Mains water is currently laid onto the site. **Note:** For the avoidance of doubt it is suggested that the benefit of the existing supply is sold with Lot 1.

Mains electricity is available adjacent to the site.

Private Drainage - To be shared system between the two units.

Prospective buyers should make their own enquiries with the relevant service providers to ensure that adequate supplies can be made available for their specific requirements.

**Note:** The necessary rights over the respective properties and the Vendors' retained land will be granted and/or reserved in respect of services.

### Access

It is the Vendors intention to form a basic access drive which will be owned by the Purchaser of Lot 1 but subject to rights of access for Lot 2.

## Planning

The property is sold with the benefit of Planning Permission (Ref PT10/3362/F). The permission is subject to a number of conditions some of which the Vendors are currently seeking to discharge. Prospective Buyers should carefully read the permission including the Additional Information.

The Decision Notice and Plans are available on the Local Authority website or can be viewed at the Offices of the Joint Selling Agents. The planning consent includes a condition to remove the existing agricultural buildings situated on land shown as Lot 4. The area shown shaded green on the Plan is not included in the planning permission and is agricultural only.

## Additional Land

Additional land shown as Lots 3 and 4 is also available to purchasers subject to separate negotiation. In all the site area amounts to approximately 1.88 acres (0.76 hectares).

## Local Authority

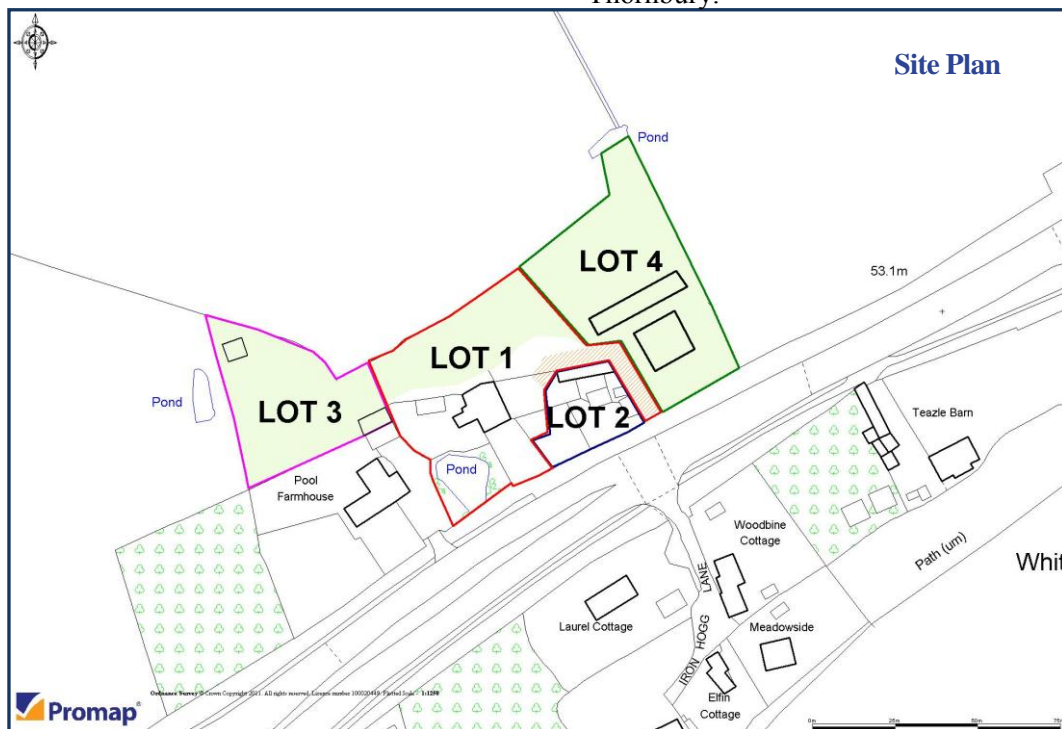
South Gloucestershire Council  
Planning Office  
PO Box 2081  
Bristol BS35 9BP  
Tel: 01454 868004 [www.southglos.gov.uk](http://www.southglos.gov.uk)

## Viewing

By prior appointment with the Joint Selling Agents  
01454 269486 / 01453 843720

## Directions

From Junction 14 of the M5 join the A38 and travel south towards Thornbury, the property will be found on the right hand side after approximately 1.5 miles and immediately before the right hand turn signed Thornbury.



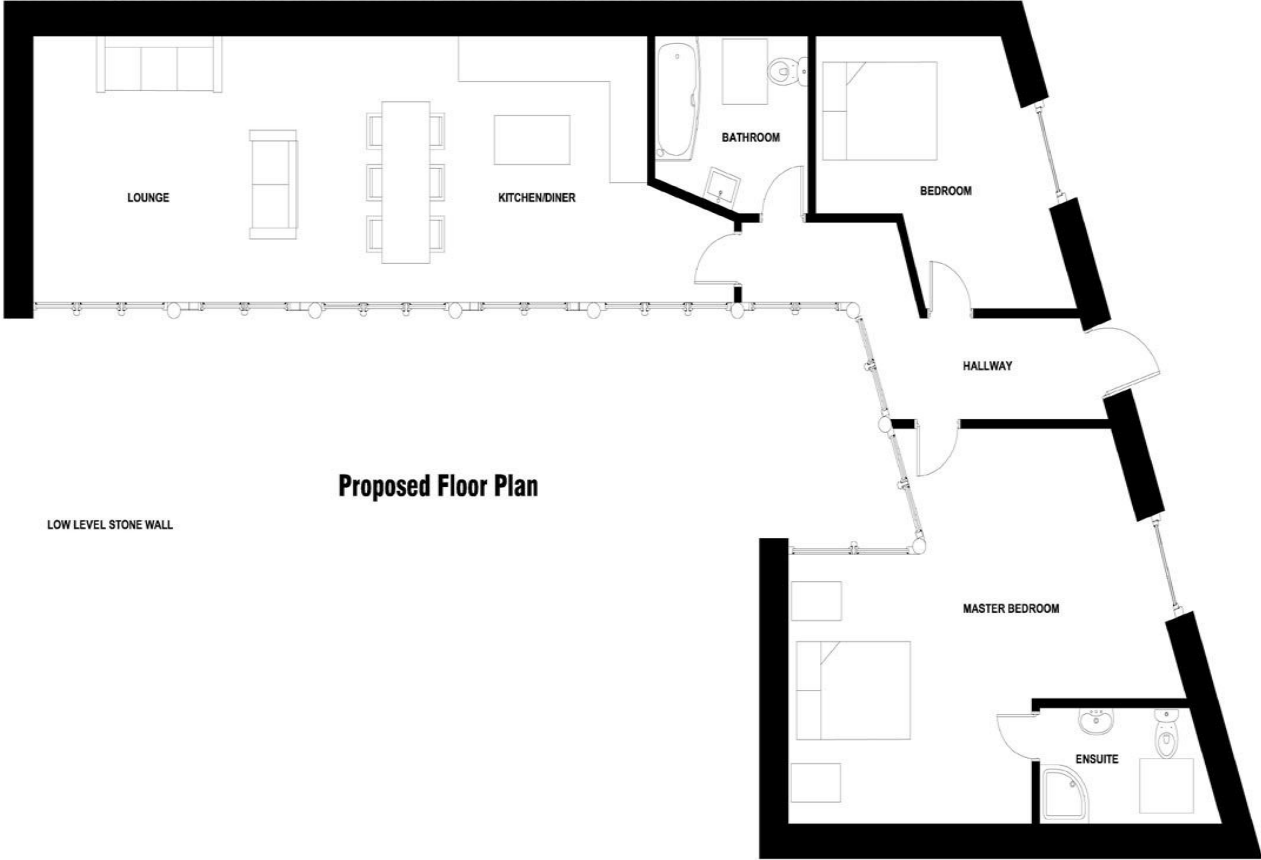
# Lot 1



**Important Notice: (to be read by all prospective purchasers)**

Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property.

# Lot 2



**Lydney**  
Tel: 01291 680068

**Oldbury**  
Tel: 01454 269486