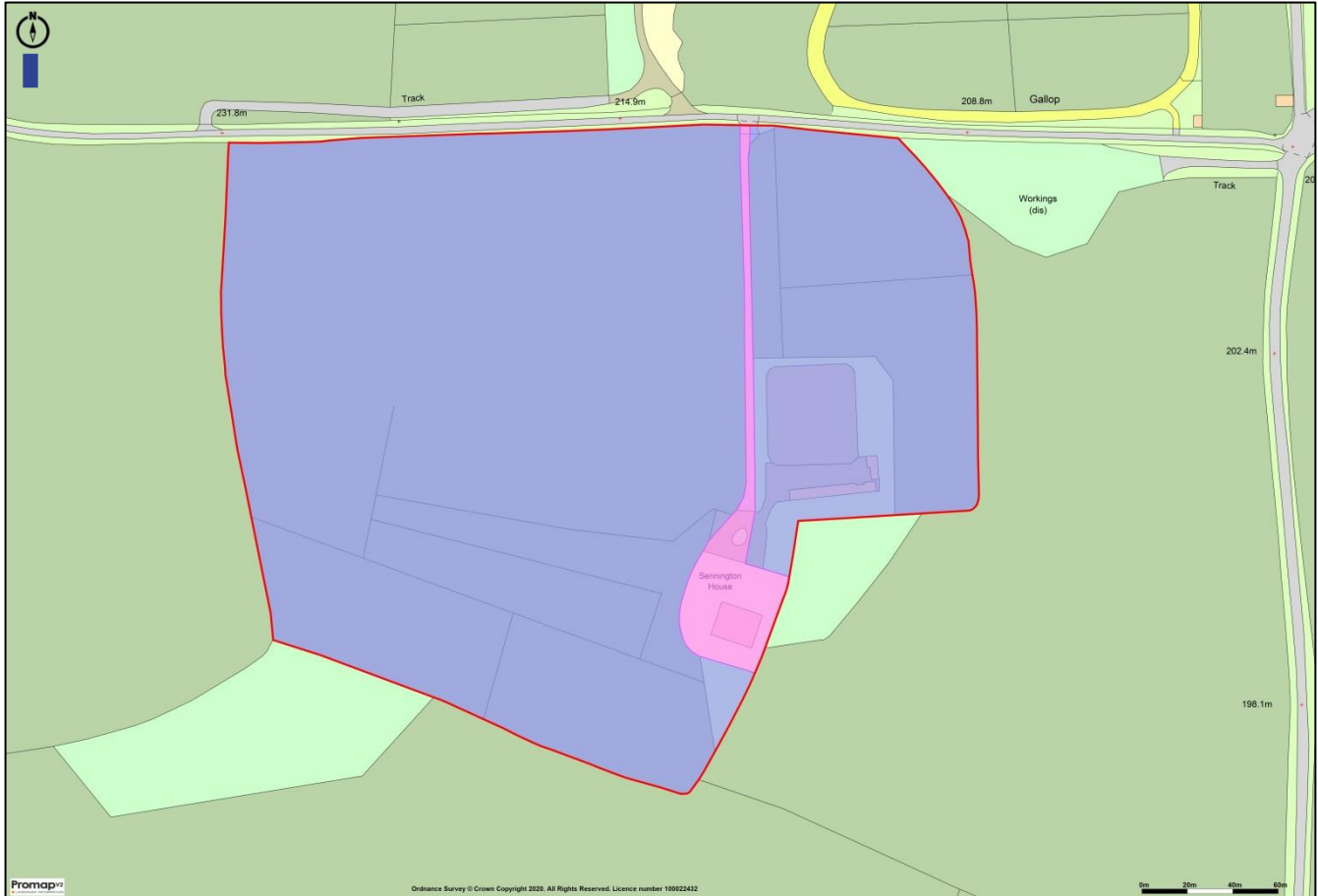




Voyce Pullin

Rural Property Agents



SENNINGTON HOUSE **PARK LANE, SEVENHAMPTON, CHELTENHAM,** **GLOUCESTERSHIRE, GL54 5TP**

Barn conversion with a restriction on occupancy associated with a farrier business and a further restriction on the use of the associated commercial element of the building to the operation of a forge/farrier business.

Adjoining paddocks, ménage and equestrian facilities extending to approximately 17.68 acres available as an additional lot if purchased with Lot 1.

LOT 1 – £650,000 (PINK)

LOT 2 – £350,000 (BLUE)



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

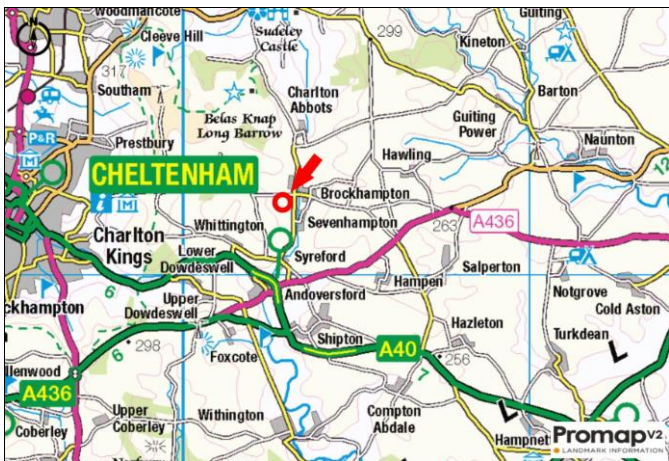
Tel: 01454 269486 Fax: 01454 415397

www.voycepullin.co.uk

SENNINGTON HOUSE, PARK LANE, SEVENHAMPTON, GLOS, GL54 5TP

- **Lot 1 – Sennington House (Pink).**
- **Lot 2 – Equestrian facilities and land extending to approx. 17.68 acres (Blue).**
- **Attractive modern barn conversion with contemporary finishes.**
- **Planning restriction associated with occupation and use of the property by a farrier/forge only.**

LOCATION: Andoversford 2 mile • A40 2 miles
• Winchcombe 5 miles • Charlton Kings 5 miles
• Cheltenham 8 miles • Cirencester 14 miles
• M5 Motorway 12 miles (Distances approximate)



SITUATION: The property is situated on the edge of the small village of Sevenhampton off Park Lane. Sevenhampton is East of Cheltenham situated in heart of the Cotswolds.

The property is nestled in a quiet rural location but benefits from easy access to several main trunk roads with links to Cheltenham to the West and the wider Cotswolds to the East.

DESCRIPTION: The barn conversion includes a modern contemporary interior with sympathetic external finish which retains the visual appearance of the original agricultural building which forms the skeleton and origins of the buildings history.

The impressive entrance hall fully glazed overlooking the entrance to the property. The main living space is an expansive open plan area with a large kitchen and dining space with further family/living space divided by a free standing fireplace.

On the opposite side of the hallway is more intimate reception room and behind the entrance hall and off the kitchen is a range of practical spaces including a walk through larder/pantry, utility, cloakroom, boot room and plant room housing the central heating systems.

On the first floor is a large open landing space overlooking the entrance hallway there a 4 bedrooms including a master bedroom with en-suite bathroom and separate family bathroom and shower room on the first floor. There is plenty of built in storage space on the landing and access the first floor space above the boot room and power plant which also benefits from a staircase and entrance from the commercial element of the building at the rear.

PLANNING: Full details of the planning permission associated with the original consent can be found on the Cotswold District Council website using planning reference [17/03206/FUL](#).

OCCUPANCY CONDITION: The following conditions set out in the original planning consent apply restrictions to the use and occupation of the property as follows:

3. **The forge and associated facilities required with the operation of the farrier business, as shown on plan ref: H0154/H02 REV A, shall be used only for those purposes and no other purposes,** including any other purposes in Class B2 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or the equivalent to that Class in any statutory instrument amending or replacing the 1987 Order or any change of use permitted by the Town and Country Planning (General Permitted Development) Order 2015.
4. The **occupation of the dwelling** hereby approved shall be **limited to a person(s) solely working at the farrier business/forge** as referred to in condition 3, or a widow or widower of such a person(s), and to any resident dependants.

Please Note:

We advise you seek professional advice before incurring any costs to ensure that you satisfy the occupancy condition.

Any offers will need to be accompanied with evidence demonstrate that purchasers comply with conditions as set out in planning application 17/03206/FUL and in particular conditions 3 and 4.

EASEMENTS, COVENANTS, RIGHTS OF WAY:

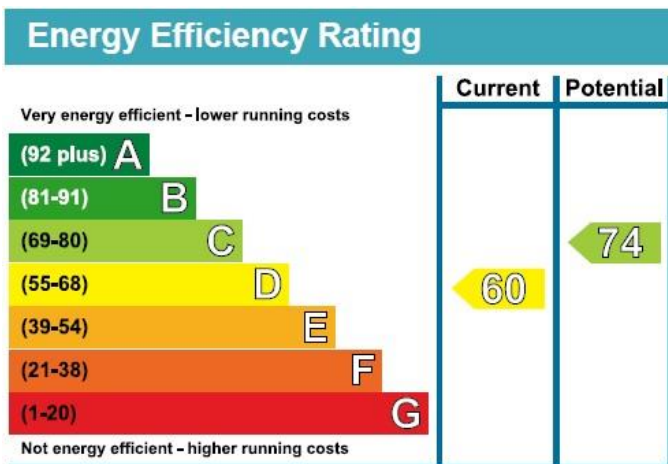
The property is sold subject to any rights benefits or incidents of tenure which affect it.

If Lot 1 is sold on its own the vendors reserve the right to retain unrestricted access over the access track to the retained land and rights to all services and/or to install services as necessary.

SERVICES: The property benefits from existing connections to the following supplies.

- Mains Water
- Mains Electricity
- Private Sewage – Septic Tank and Soakaway
- Central Heating – LPG Gas

EPC:



TENURE & POSSESSION: The property is offered Freehold Tenure with Vacant Possession upon completion.

LOCAL AUTHORITY:

Cotswold District Council
Tel: 01285 623000
www.cotswold.gov.uk

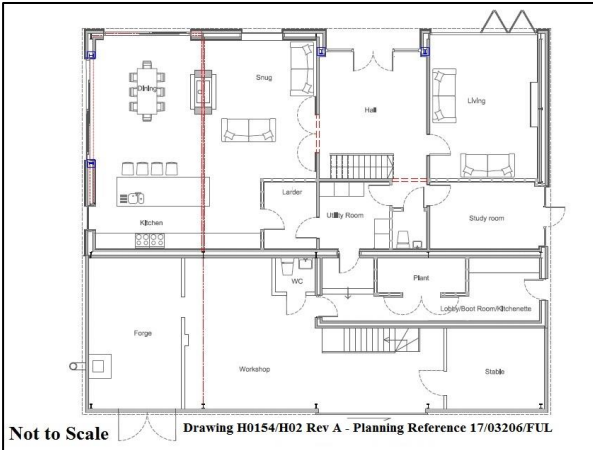
VIEWINGS: Strictly by prior appointment only with Voyce Pullin, please contact Tom Pullin at the Oldbury Office on 01454 269486 for further details.

PLANS, AREAS, IMAGES & SCHEDULES:

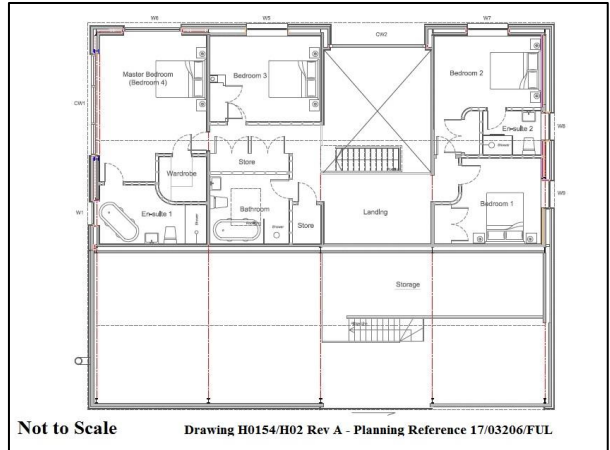
These are based upon Ordnance Survey and other data provided to the Vendors' Agents. This Information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for accuracy of the information can be given.



SENNINGTON HOUSE, PARK LANE, SEVENHAMPTON, GLOS, GL54 5TP



Not to Scale Drawing H0154/H02 Rev A - Planning Reference 17/03206/FUL



Not to Scale Drawing H0154/H02 Rev A - Planning Reference 17/03206/FUL



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. (Particulars Produced December 2019/January 2020)

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