



DUDDEN FARM
FALFIELD • GLOUCESTERSHIRE

THE LEAZE AND DUDDEN FARM

Sundayshill Lane, Falfield, Gloucestershire,
GL12 8DQ

*Farmhouse, barns with planning
permission and run of pastureland
in a rural but accessible location*

Bristol Centre about 17.5 miles
Cheltenham Centre about 27.2 miles
Swindon Centre about 45.7 miles
(all distances are approximate)

- 4 bedroom house with large garden
- Farmyard and paddock with planning permission for 2 barn conversions
- Run of productive pastureland
- Highly accessible and rural location
- About 76 acres in all

SITUATION

Located in a rural position yet a short distance from Junction 14 of the M5, The Leaze and Dudden Farm are located in an enviable situation. The properties are to be found just west of the village of Falfield which benefits from a small shop and post office, pub and church. Various local towns provide a range of facilities whilst Bristol, Cheltenham and Gloucester provide a comprehensive range of facilities and leisure opportunities.

The area is well served by schools including primary schools at Stone, Tortworth and Thornbury, secondary schools include The Castle School and Katherine Lady Berkeley, whilst the area is also well served with a number of private schools.

Communications are good with access to the M5 at Junction 14 a short drive away, mainline rail to London Paddington (about 1 hour 45 mins from Bristol Temple Meads. Bristol Airport is about 27.4 miles away.



Colour on Plan	Lot	Name	Description
Purple	1	Leaze Farmhouse	4 bedroom house with large garden in a rural setting
Green	2	Dudden Farmyard	Farmyard and paddocks with planning permission for two barn conversions. Approx. 3079 sq.ft. of residential space in total
Pink	3	Land	About 56.13 acres of grassland
Blue	4	Land	About 18.71 acres of grassland and woodland

LOT 3



LOT 3



LOT 4



DESCRIPTION

Lot 1 – The Leaze

The Leaze comprises a spacious four bedroom house, set within a large garden with the benefit of a double garage and rural views.

The property has been extended a number of times since it was built and the exterior comprises a tiled roof over rendered elevations. Inside the property has a spacious kitchen and dining area with French doors to the garden, off the kitchen is a useful utility room which also provides a rear entrance. There are two large reception rooms, one with an open fire and one with patio doors opening to the garden. Upstairs there are four bedrooms and two bathrooms, one en suite for the master bedroom, as well as a considerable amount of cupboard and eaves storage.

A useful feature of the Leaze is the ability to create annexe accommodation using the sitting room and downstairs shower room whilst the porch allows separate access from the main house to this annexe. Such an annexe could produce a useful secondary income or provide ancillary ground level accommodation for occupation by a dependant relative.

There is a spacious garden which incorporates a gravel parking areas, lawns with mature flower beds and a vegetable and fruit garden. In addition there is a large garage, greenhouse and garden shed.

Lot 2 - Dudden Farmyard

Previously a dairy farm the extensive range of buildings at Dudden Farm received consent for conversion to three dwellings in 2016 and whilst the Vendors have decided to retain one dwelling the remainder are offered for sale. The two buildings for sale have permission for one 4 bed; The Dutch Barn and one 3 bed; The Cow Shed. Sold with the properties will be a paddock adjoining the buildings which, according to planning consent, will be divided equally to provide a small paddock or orchard to each of the properties. Full details of this consent are available online on the South Gloucestershire Council website under the following planning reference: PT16/3963/PNGR. Alternatively interested parties may visit the council offices to obtain copies or speak to the agent.

Lot 3 – 56.13 acres of pasture

Lot 3 lies to the north of Sundayshill Lane and comprises a run of productive pasture land extending to about 56.13 acres (22.71 ha) in all. The land is surrounded by mature hedges and whilst currently laid to grass has, in some fields, been used to grow maize in the recent past. The land benefits from road frontage against Sundayshill Lane as well as a mains water supply. From the top of the hill outstanding views over the Berkeley Vale are to be found.

Lot 4 – 18.71 acres of pastureland

Lot 4 comprises about 18.71 acres (7.58 ha) of pasture land and woodland and lies to the south of Sundayshill Lane. The land comprises two fields of pasture, one having been used to grow maize in the past as well as a small acreage of deciduous woodland. Of note is the ruins of a farmyard located within the woodland including a number of substantial brick walls and of additional interest is the stream which runs through the land.

GENERAL REMARKS AND STIPULATIONS

SERVICES

Lot 1 – Mains water, electric and BT connected, private drainage, oil fired central heating.

Lot 2 – Mains electric connected. The retained building will benefit from an easement over lot 2 to connect to this electric supply.

Easements will be granted over the retained land adjoining Lot 2 to allow connection to the mains water supply running down Sundayshill Lane, subject to agreement with the service provider.

Lot 3 – Mains electric connection available, subject to agreement with the service provider. Benefits from an existing mains water supply.

Lot 4 – Mains water connection available from the supply running down Sundayshill Lane, subject to agreement with the service provider. Easements may be negotiated to connect to the electric supply currently owned by the vendors, subject to agreement with the service provider.

LOCAL AUTHORITY

South Gloucestershire Council

PLANNING

The Leaze benefits from a CLUED to allow the occupation of the dwelling without compliance with agricultural occupancy condition attached to planning permission SG1804 (dated 23rd February 1951).

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

A public footpath crosses Lots 3 and 4.

PLANNING PERMISSIONS

Lot 2 - South Gloucestershire Council, planning reference PT16/3963/PNGR

BASIC PAYMENT SCHEME (BPS)

BPS has been claimed by the vendor and for the avoidance of doubt the vendor will retain the 2016 payment. It has been agreed that the entitlements will be transferred to the buyer on completion. Purchaser's should note that they will be obliged to abide by the rules of this scheme and indemnify the claimant for any breaches.

SOILS

According to the Soil Survey of England and Wales the soil is classified as Windsor Series. Described as a slowly permeable seasonally waterlogged clayey soils mostly of brown subsoils. Some fine loamy over clayey and fine silty over clayey soils and, locally on the slopes, clayey soils with only light seasonal waterlogging suitable for dairying with some winter cereals and short term grassland.

The land is classified as grade 3.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are in hand in so far as they are owned.

TENURE AND POSSESSION

Freehold, the property will be sold freehold with vacant possession on completion.

ACCESS

Lot 2 will benefit from a right of access over the area hatched blue on the map for all puposes at all times, subject to a maintenance obligation.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

METHOD OF SALE

By private treaty.

OVERAGE

Lot 4 and the following field numbers in lot 3 will be subject to an overage provision: 9246 and 9959. The overage will be 20% of the uplift in value following the granting of a non agricultural planning consent for a period of 21 years.

LOTING

The property is for sale as a whole, in Lots or a combination of Lots.

POST CODE

GL12 8DQ

DIRECTIONS

Going north or south on the M5 leave the motorway at Junction 14 and proceed westwards on the B4509. Shortly thereafter you will reach a T Junction with the A38 and turn left, Shortly thereafter, by the Church in Falfield, turn right; signposted Sundayshill Lane. Proceed down this road for a short distance until reaching The Leaze, Dudden Farm and associated land on the left and right hand side of the road.

VIEWING

Strictly by appointment with Savills and Gwilym Richards. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

LOT 2

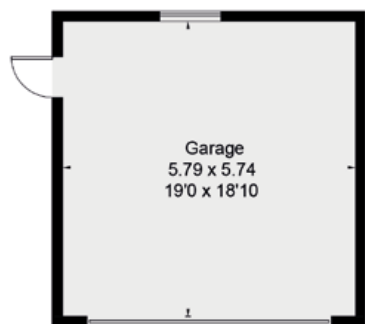


LOT 2 - The Dutch Barn



LOT 2 - The Cow Shed

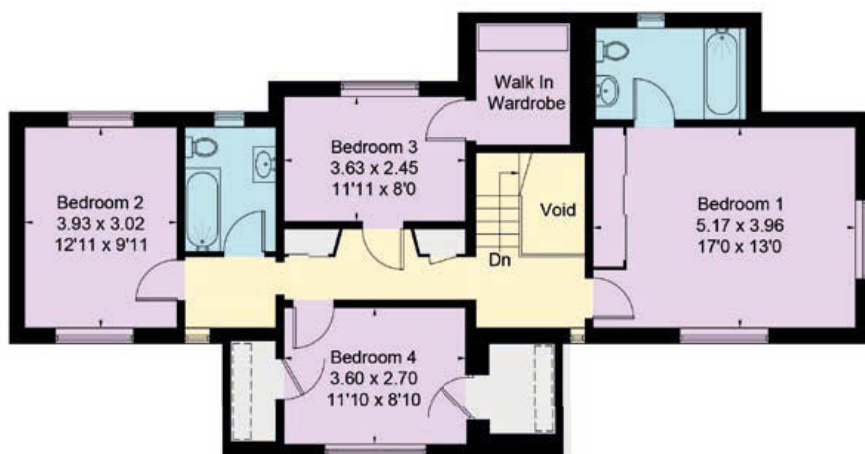




(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR



THE LEAZE

Gross internal floor area (approx):

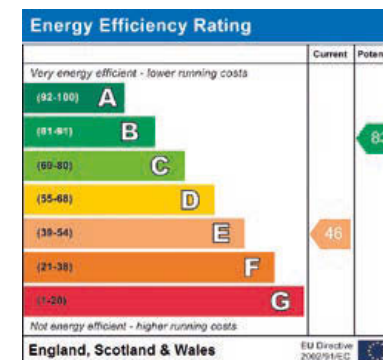
183.4 sq m / 1974 sq ft

(Excluding Void)

Garage = 33.3 sq m / 358 sq ft

Total = 216.7 sq m / 2332 sq ft

For Identification only - Not to scale



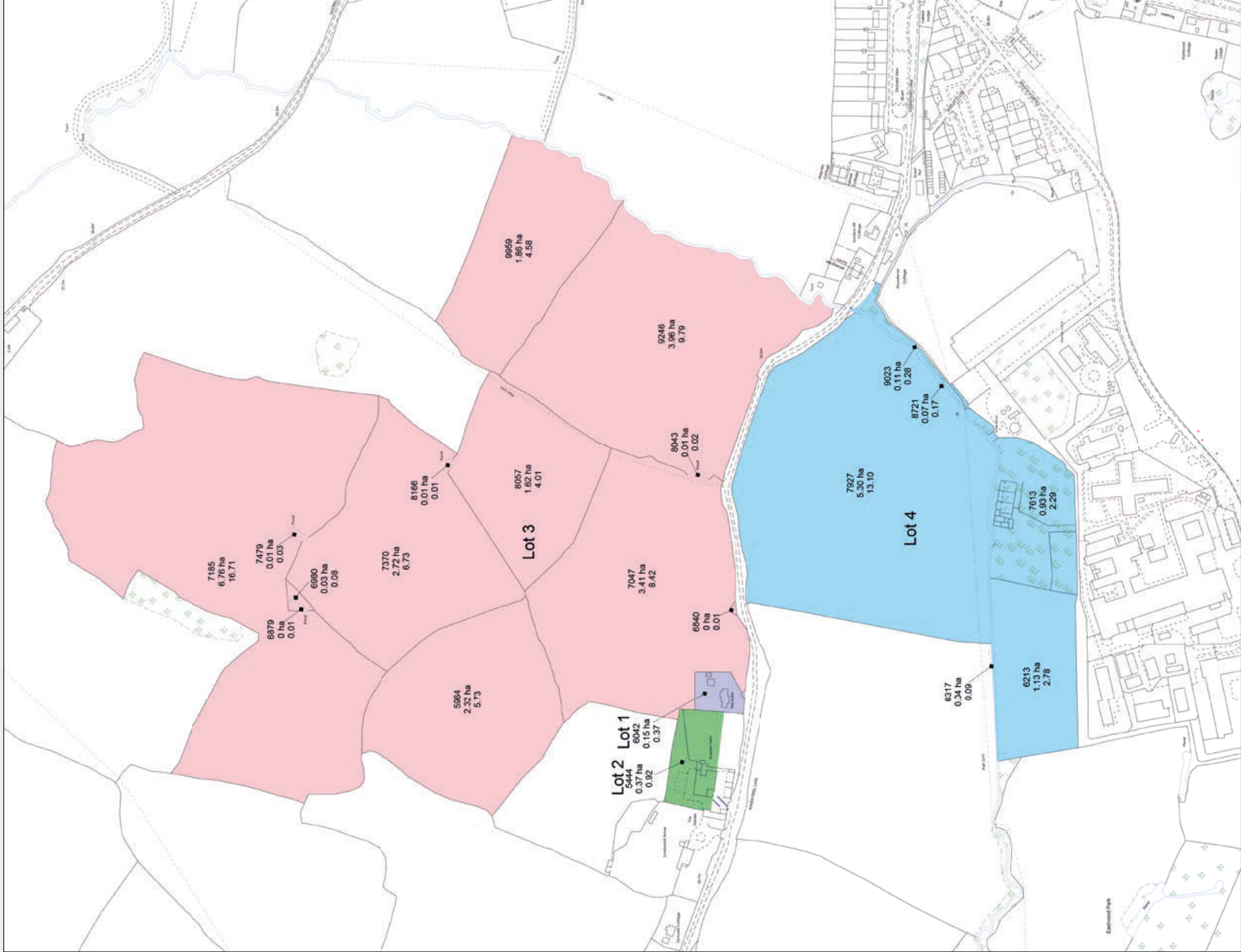
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Scale
1:4,500
@ A4

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