



**LUCAS FARM, CORSE LAWN, GLOUCESTER, GL19 4NB**

# LUCAS FARM, CORSE LAWN

Lucas Farm is an attractive opportunity sat within the sought-after Corse Lawn area. The property offers significant potential and a wealth of opportunity for redevelopment. The four-bed spacious farmhouse is a complete renovation project sat alongside two traditional barns with potential for conversion (subject to planning). In addition, there are a range of useful modern farm buildings and 35 acres of pasture land.

**Lot 2 is an off-lying block of land extending to just under 12 acres.**

**Distance:** Tewkesbury centre (6 miles), Gloucester (9 miles), Cheltenham (13 miles), Bristol (43 miles), Birmingham (47 miles).

**Road:** M5 J9 (7.5 miles), M50 J1 (7.5 miles)

**Railway:** Ashchurch for Tewkesbury and Gloucester

**Airports:** Bristol and Birmingham

## Key Features:

### Lot 1:

- 4-bedroom farmhouse (approx. 2,930 sq. ft.)
- Characterful traditional brick buildings (approx. 3,694 sq. ft.)
- Range of modern farm buildings (approx. 13,937 sq. ft.)
- 35 acres pasture land
- Located behind Corse Lawn common

### Lot 2:

- Permanent pasture land extending to approximately 11.95 acres

Lucas Farm is located off the Corse Lawn common, offering a rare opportunity to purchase a farm with character in abundance and significant potential for renovation and redevelopment. Corse Lawn is a popular village, where properties such as these don't come on the market very often. Lucas Farm is located just over half a mile from Eldersfield Lawn C of E Primary School and the Corse Lawn House Hotel. The nearby market town of Tewkesbury boasts a range of amenities including independent and high street shops, supermarkets, a doctors surgery, schools and a hospital.

Whilst occupying a rural location, Lucas Farm has excellent transport links being located just 7.5 miles from Junction 1 of the M50 and Junction 9 of the M5 giving access to the wider motorway network and beyond.



# LOT 1: Lucas Farm

## Farmhouse, farm buildings and 35 acres

A picturesque four-bedroom family home in need of complete renovation with a range of traditional and modern farm buildings and approximately 35 acres of pasture land.

### Lucas Farmhouse

Lucas Farmhouse must be seen to fully appreciate its potential. The house provides accommodation over three floors. On the ground floor is a large hallway which spans the width of the house, offering access from the rear and to the garden at the front. Off the hallway is a utility, dining room, sitting room and kitchen/breakfast room. On the first floor are four good sized bedrooms with a family bathroom. The landing leads up to the second floor which provides four loft rooms, presenting opportunities for a home office or playroom.

In total, the farmhouse provides approximately 2,930 sq. ft. (272 sq. m.) of accommodation laid out as follows –

On the ground floor:

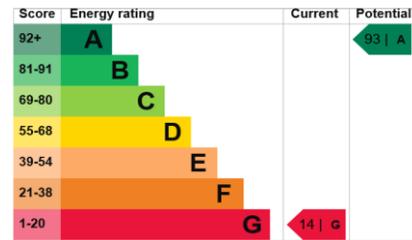
- Hallway
- Kitchen/breakfast room – 5.50 m x 3.82 m
- Utility room – 4.04 m x 3.39 m
- Dining room – 3.99 m x 3.39 m
- Sitting room – 4.39 m x 4.21 m

On the second floor:

- Landing
- Loft room 1 – 5.26 m x 4.08 m
- Loft room 2 – 7.58 m x 3.74 m
- Loft room 3 – 4.08 m x 3.48 m
- Loft room 4 – 3.74 m x 3.48 m

On the first floor:

- Landing
- Bedroom 1 – 4.23 m x 3.40 m
- Bedroom 2 – 3.80 m x 3.40 m
- Bedroom 3 – 4.39 m x 4.23 m
- Bedroom 4 – 3.80 m x 2.59 m
- Family Bathroom – 3.80 m x 2.73 m



To the front of the house is a good-sized garden with adjoining orchard area and a pedestrian gateway straight out to the common.

### Farm Buildings

There is an extensive range of farm buildings offering a combination of traditional brick buildings with conversion potential (subject to planning), and more modern adaptable farm buildings. In total, there is approximately 3,694 sq. ft (342 sq. m.) of traditional buildings and a further 13,937 sq. ft. (1,292 sq. m.) of modern farm buildings.



Building No.	Building	Approx. sq. ft. (Promap)	Approx. sq. m.
1	Traditional brick building. Outside steps to upper floor (incl. in sq. ft.). Attached outside WC. Pond to rear of building.	1,663	154
2	The Old Barn – traditional brick and timber building with various additions.	2,031	188
3	Open timber pole barn, Monopitch design with unmade floor.	884	82
4	Steel framed general purpose livestock building with concrete floor and feed barrier to front.	1,265	117
5	Open sided timber pole barn with an unmade floor.	859	79
6	Open sided steel barn with unmade floor.	1,785	165
7	Livestock building with concrete floor.	1,787	166
8	Open sided barn with lean-to with unmade floor.	1,621	150
9	Former milking parlour. Single storey building, part traditional brick and part concrete block walls.	668	62
10	Cattle buildings – array of adjoining steel portal framed buildings.	5,069	471

## Farmland

Located behind the farmhouse and farm buildings and accessed via the main farm drive is a ringfenced block of pasture extending in all to 35.19 acres (14.25 ha). Historically the land has been used for grazing cattle. The land is flat in nature and bordered predominantly by hedgerows. The farmland is all Grade 3 and lends itself to livestock grazing and hay/silage making, with plenty of buildings to service the use of the land. The land and buildings also offer significant potential for equestrian or amenity uses (subject to the necessary planning consents). At the centre of the block of land is the remains of a medieval moat, around field no. 3433. This is listed as a Scheduled Monument.

Field Number	Area (Ha)	Area (Ac)	Use
SO8230 2412	0.13	0.32	Orchard
SO8230 2925	2.83	6.99	Pasture
SO8230 3433	0.24	0.59	Pasture within Scheduled Monument Moat
SO8230 4628	2.15	5.31	Pasture
SO8230 4745	3.37	8.32	Pasture
SO8230 2749	5.53	13.66	Pasture
	<b>14.25</b>	<b>35.19</b>	

## Common Grazing Rights

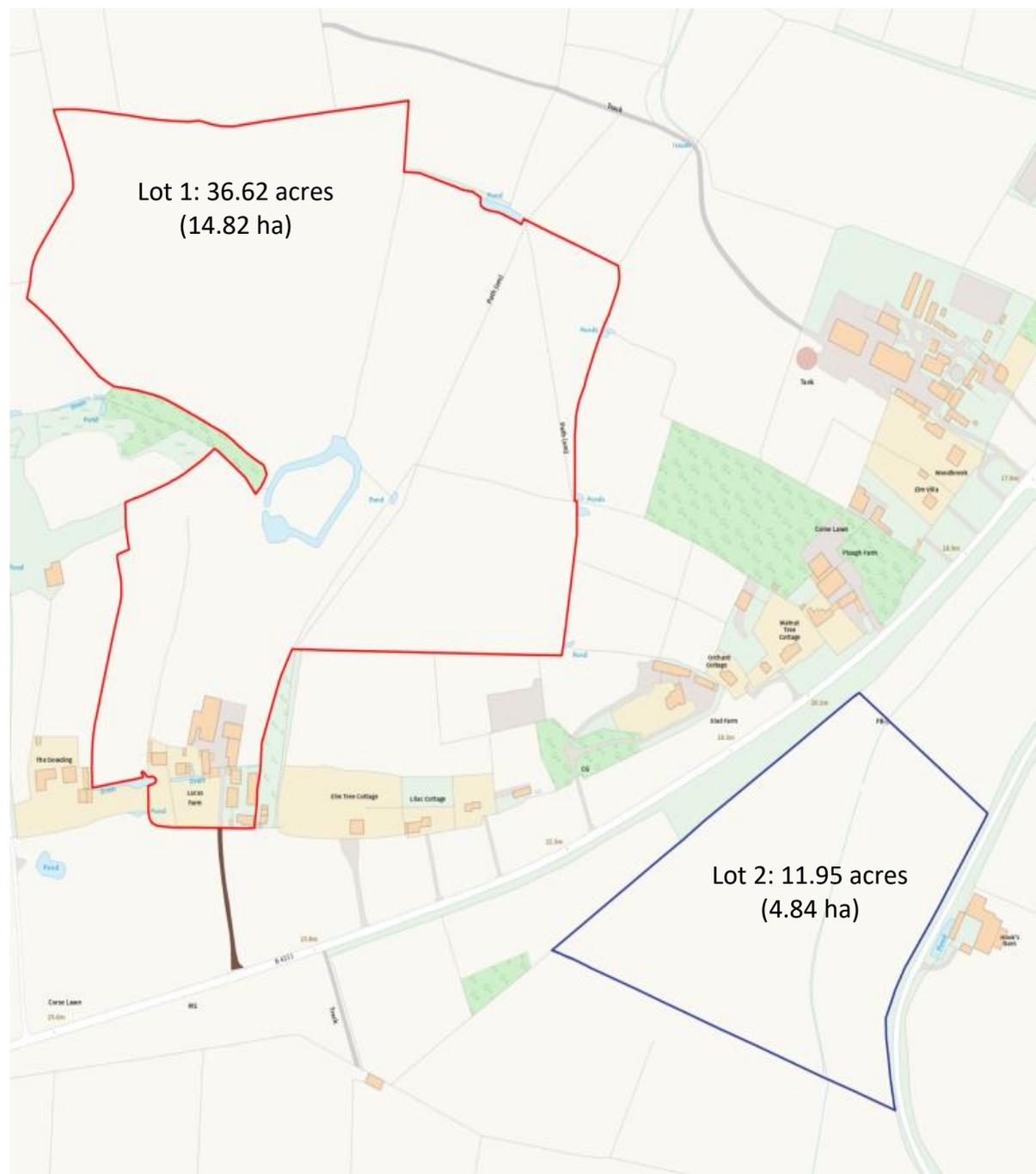
Grazing rights on the common land are to be confirmed, and will be included within the sale.

## LOT 2: 11.96 acres pasture

Lots 2 consists of a block of pasture land, extending to 11.95 acres, separated from Lucas Farm by the main Corse Lawn Road (B4211). The land is classified as Grade 3 and has been used for livestock grazing and hay making. The land is bordered predominantly by mature hedgerows and benefits from access onto the B4211.

We are advised that mains water is connected to this land.

Field Number	Area (Ha)	Area (Ac)	Use
SO8230 6703	2.98	7.36	Pasture
SO8230 7804	1.86	4.59	Pasture
	<b>4.84</b>	<b>11.95</b>	



## GENERAL INFORMATION

### ACCESS

Access to Lucas Farm is over the track shaded brown, over the Corse Lawn Common. Lot 2 benefits from two gateways onto the B4211, accessed over the Corse Lawn Common.

### SERVICES

The farmhouse benefits from mains electricity, mains water and a private septic tank. The majority of the buildings benefit from mains water and single phase electricity. The farmland benefits from a mains water connection.

Lot 2 – we are advised mains water is connected.

### PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Malvern Hills District Council – [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk) or telephone 01684 862221.

### OUTGOINGS

Council Tax Band E – amount payable 2020/21 £2,189.88

### BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register and Basic Payment Scheme entitlements will be included in the sale.

The land is not in any Environmental Schemes.

### DESIGNATIONS

There is a Scheduled Monument on field no. 3433 which is known as 'moated site 200 metres north of Lucas Farm, Corse Lawn' with reference number 1019851.

### LANDS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation.

### RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

### TENURE

The property is offered Freehold with vacant possession on completion.

### FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

### VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a viewing on 01684 853400.

### METHOD OF SALE

The property is offered for sale by private treaty. The Vendor reserves the right to set a date for Best and Final offers.

### ANTI-MONEY LAUNDERING

Interested parties will be required to provide photographic ID and proof of address for Anti-Money Laundering checks prior to instructing solicitors.

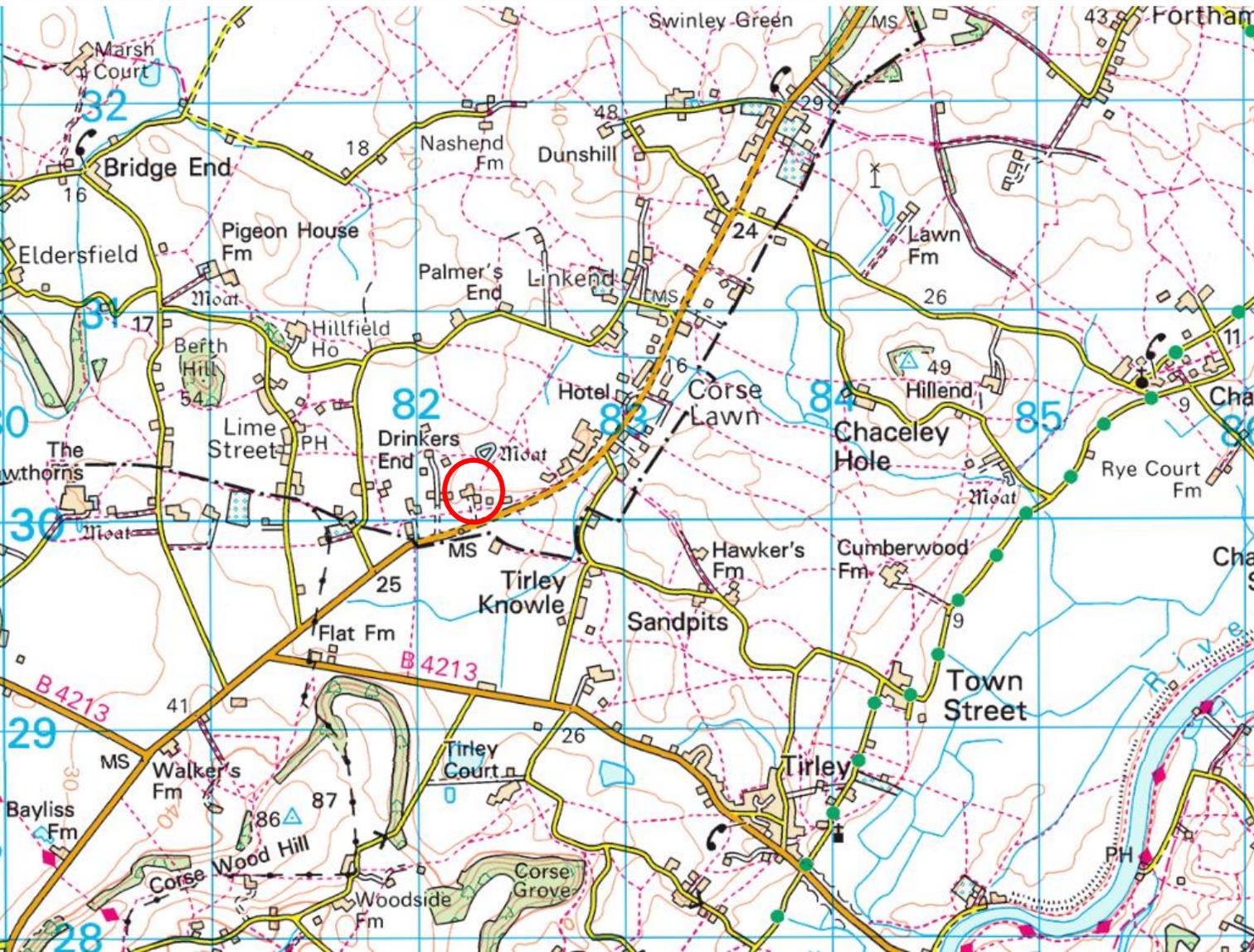
### VENDOR'S SOLICITORS

Thomson & Bancks Solicitors, 1 Mansell Street, Stratford-upon-Avon, CV37 6NR.

### HEALTH AND SAFETY

Please be aware of the potential hazards within the farmhouse and farm buildings. Please take extra care when making your inspection and ensure that children are supervised at all times. Do not enter areas that have been cordoned off.





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#### VIEWINGS

Strictly by appointment only through the sole agents Carver Knowles 01684 853400.

#### DIRECTIONS:

**From Junction 9 of the M5:** Exit the M5, head towards Tewkesbury and at the roundabout turn onto the High Street. Continue to end of High Street and at the roundabout take the first exit onto Mythe Road. Continue for half a mile then turn left, crossing the Mythe Bridge. Continue on the A438 (Ledbury Rd) for 2.8 miles then turn left towards Gloucester and Corse Lawn. Continue for 2.5 miles, Lucas Farm is on your right indicated by the Agents For Sale boards.

**From Gloucester:** Take the Over Causeway (A417) and at the roundabout cross straight over (2<sup>nd</sup> exit) following the A417 towards M50/Hartpury/Maisemore. Continue on the A417 for 5 miles before turning right onto the B4211 towards Tewkesbury/Upton at the junction after the BP garage (you will have passed this on your right). Continue on the B4211 for 2.5 miles. Lucas Farm is on your left indicated by the Agents For Sale boards.

#### PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.

