

BEACON FARM BUILDINGS

FRAMPTON MANSELL

GLOUCESTERSHIRE

Beacon Farm Buildings

Frampton Mansell, Gloucestershire

*Mileages - Cirencester 5 miles, Tetbury 8, Bath 18 miles,
Kemble London/Paddington 3 miles, M4 (J17) 8 miles,
(J18) 12 miles (All mileages approximate)*

A series of barns for conversion
set in 10 acres close to Cirencester

For Sale Freehold

VIEWING

Strictly by appointment through the Joint Agents, Butler Sherborn or Strutt & Parker. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property.

Butler
Sherborn

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STRUTT & PARKER

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SITUATION

Beacon Farm is situated just outside the village of Frampton Mansell. This desirable village in Gloucestershire is set within an Area of Outstanding Natural Beauty. Frampton Mansell lies equidistant between Stroud and Cirencester and is on the south side of the Frome Valley (also known as the Golden Valley) and has excellent views looking north. It has a church, St Luke's, which was built in 1843 by the then Lord Bathurst, village hall and pub 'The Crown Inn' together with the Stroud and Thames canal, river and railway which follow the valley down towards Stroud.

The Roman town of Cirencester (5 miles) provides an excellent choice of everyday shops and other amenities. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as an A & E Hospital.

The historic town of Stroud, well known for its arts and crafts as well as its weekly farmers market, is only 6 miles away. The area is well served by two State Grammar Schools as well as Wycliffe College (Stonehouse) and Beaudesert Preparatory School (Minchinhampton), Cheltenham College and Cheltenham Ladies College. Electrification of the Great Western Line is set to reduce journey times from Kemble to less than 75 minutes into London Paddington. The cross rail is due to begin services in 2018 from Paddington to Liverpool Street (9 minutes) and the city (every 3 minutes).

Cheltenham Spa provides an extensive range of shopping and recreational facilities. It also plays host to a number of annual festivals in the town including literature, classical and jazz music, science, cricket and of course the National Hunt Racing Festival.

Road communications via the A419/417 dual carriageway with good access to Junction 15 (M4) at Swindon and Junction 11a (M5) at Gloucester and Junction 13.

Kemble Station is about 3 miles away providing regular direct rail services into London-Paddington taking about 75 minutes. The main regional centres include Cheltenham, Gloucester, Bristol, Swindon and Oxford, all of which are within daily commuting distance. Bristol, Southampton, Birmingham and Heathrow airports are all just over 1¼ hours driving away.

AMENITIES

Locally there are many enjoyable walks with an extensive network of bridle paths for riding. Local sporting facilities are excellent. Theatres at Cheltenham, Bath and Bristol. Golf at Wotton-under-Edge, Westonbirt, Minchinhampton and Cirencester. Horse Racing at Bath, Chepstow and Cheltenham. Polo at the Beaufort Polo Club, Westonbirt and Cirencester Park. Water Sports at The Cotswold Leisure Park, South Cerney. Westonbirt Arboretum.

Residential Planning Permission:

Planning Permission 2015: The Cotswold District Council has granted planning permission as follows:

Change of use and conversion of stone barns and former cattle shed to 4 dwellings with associated gardens and parking, and demolition of existing grain store (alternative to approved schemes) at Beacon Farm, Stroud Road, Frampton Mansell.

(APPLICATION REF: 15/04237/FUL/ FILE REF: CT.8197/F - DATE OF DECISION: 19th November 2015)

A copy of these consents, plans and subsequent amendments may be seen at the Cirencester office of Butler Sherborn and Strutt & Parker. Alternatively all documents can be viewed online at www.cotswold.gov.uk

PROPOSED ACCOMMODATION:

Unit 1: Entrance hall, kitchen/dining room, living room and utility. Three bedrooms(one en-suite) and family bathroom. Gardens, parking and paddock. Sqft: 2,300 sq/ft and 0.67 acres.

Unit 2: Entrance hall, cloakroom, kitchen/dining room, living room, utility room and larder. Master bedroom suite with dressing room and en-suite. Three further bedrooms all en-suite. Gardens, parking and paddock. Sqft: 4,000 sq/ft and 0.68 acres.

Unit 3: Main House: Entrance hall, cloakroom, utility room, boot/plant room, family room, kitchen/dining/living room, four bedrooms one with an en-suite and a family bathroom.

Annex: Kitchen/dining/living room, bedroom and Bathroom.

Gardens, parking and paddocks. Sqft: 4,800 sq/ft and 2.66 acres.

Unit 4: Ground floor: Entrance hall, cloakroom, utility/boot room, kitchen/dining room with adjoining larder, living room, snug, media room and guest bedroom with en-suite bathroom. First floor: Master bedroom suite with dressing room and en-suite. Three further bedrooms (one en-suite) family bathroom and study. Gardens, parking and paddock. Sqft: 5,300 sq/ft and 6.29 acres.





UNIT 2 – PROPOSED FLOOR PLAN

UNIT 1 – PROPOSED FLOOR PLAN



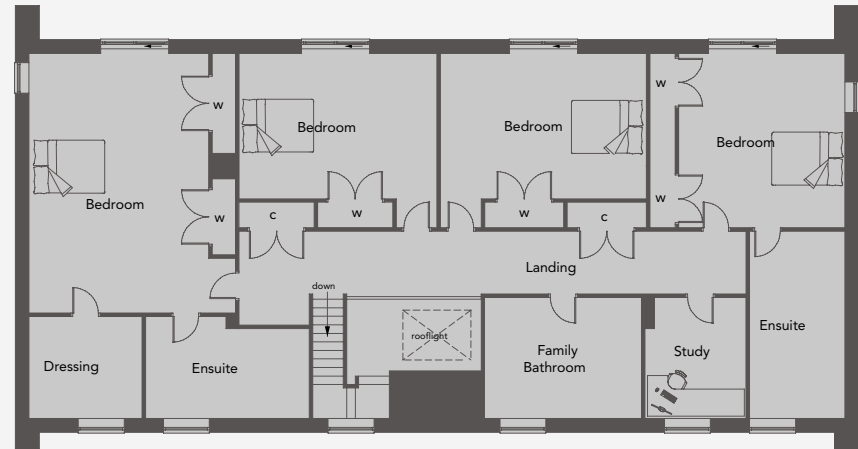
UNIT 3



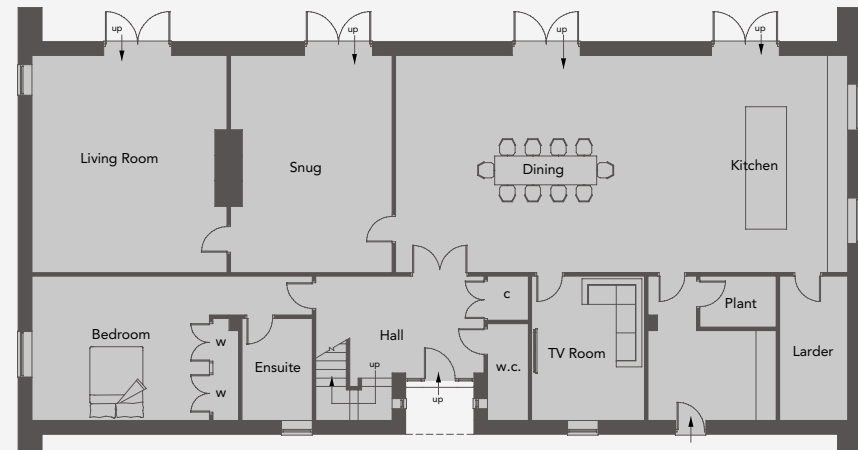


UNIT 3 – PROPOSED FLOOR PLAN





UNIT 4 – PROPOSED FIRST FLOOR



UNIT 4 – PROPOSED GROUND FLOOR

SERVICES

Mains water and electricity are available on site. Private drainage to be installed by the purchaser.

RIGHT OF WAY

The access remains in the ownership of the Bathurst Estate with contributions being made to the maintenance.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel. 01285 623000 www.cotswold.gov.uk

DIRECTIONS (POST CODE: GL7 2BS)

From Cirencester take the A419 Stroud road. After approximately 5 miles Beacon Farm Building will be seen on the right hand side. Access is via the newly installed drive located next to our For Sale board.

NOTICE TO INTERESTED PARTIES

The buildings at Beacon Farm are in a poor state of repair and it is emphasised that under no circumstances are unaccompanied viewings permitted. No responsibility will be accepted for persons visiting the site unaccompanied by a member of Butler Sherborn or Strutt & Parker's staff.

DISCLAIMER These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, Strutt and Parker, nor the seller, accept responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn or Strutt and Parker have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken: July 2015 Particulars written: January 2016.

