



POOL FARM

UPPER COMMON | AYLBURTON | LYDNEY | GLOUCESTERSHIRE



POOL FARM

UPPER COMMON | AYLBURTON | LYDNEY | GL15 6DJ

POOL FARM OFFERS AN APPEALING SMALLHOLDING PROPERTY PACKAGE WITH A DETACHED FOUR-BEDROOM FARMHOUSE, DETACHED TRADITIONAL STONE BARN WITH DEVELOPMENT POTENTIAL, A USEFUL COLLECTION OF OUTBUILDINGS AND TWO RINGFENCED COMPARTMENTS OF PASTURELAND EXTENDING TO 6.45 ACRES (2.61 HA) IN A DESIRABLE ACCESSIBLE LOCATION.

Pool Farm is positioned either side of a third-party estate track that connects directly to New Road within the settlement of Aylburton close to the popular town of Lydney.

- Superb location within the popular settlement of Aylburton •
- Excellent connectivity to the town of Lydney and the A48 •
- Detached four-bedroom farmhouse in need of gentle modernisation •
 - Traditional stone barn with planning potential •
 - Range of stone and timber framed outbuildings and yard •
 - Two ringfenced compartments of level to gently undulating pastureland paddocks set over two distinct Lots •
 - Appealing to lifestyle, development, equestrian, agricultural and rural enterprise purchasers •
 - Available as a Whole and in Two Lots •
- Lot 1 - Farmhouse, traditional barn and pastureland - 3.72 acres •
- Lot 2 - Outbuildings, pastureland and woodland - 2.73 acres •
- Extending as a whole to approximately 6.45 acres (2.61 hectares) •

Lydney 2.9 miles • St Briavels 4.5 miles • Coleford 6 miles
Chepstow 8 miles • Monmouth 11 miles
Gloucester 22.7 miles • Bristol 25.8 miles • Cheltenham 30 miles
Cardiff 36.8 miles • London 128 miles

Lydney Railway Station 2.7 miles •
Bristol Parkway Railway Station 21 miles •
Gloucester Railway Station 22.7 miles • Bristol Airport 34 miles
Cardiff Airport 52 miles Birmingham Airport 81.5 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Pool Farm enjoys an excellent location and situation in a slightly elevated position a short distance north-west of the popular Forest of Dean village of Aylburton. Aylburton is a thriving village with many amenities such as Aylburton Church of England Primary School, The George Inn, The Cross Inn and bus service providing easy access to the towns of Chepstow, Lydney and Cinderford.

The town of Lydney is less than three miles from the property offering an excellent range of amenities including three supermarkets: Aldi, Tesco and Lidl, with a thriving high street with shops, bars, pubs and restaurants, a local library, and a range of schools including Severnbanks Primary School, Lydney C of E School and the Dean Academy. The town also has medical facilities in the form of three doctors' surgeries and fantastic railway access from Lydney Railway Station with direct trains to Cardiff Central, Cheltenham Spa, Birmingham New Street and Nottingham.

Pool Farm enjoys an excellent accessible location 8 miles east from the centre of Chepstow, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider Wye Valley region.

Monmouth is located just 11 miles from the property and boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

Gloucester is just 22.7 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.



THE FARMHOUSE

The property is accessed from the public highway known as New Road to the south, a section of farm track which will be retained by the estate provides access to the property. Accessed off the eastern side of the track is the primary compartment of land with entrance gates opening into a yard area and parking for Pool Farmhouse. Pool Farmhouse is an attractive traditional farmhouse with local stone elevations under a corrugated tiled roof. A porch opens into the central hallway providing access to the downstairs accommodation, with stairs and an external door to the rear. Accessed first on the right-hand side is the dining room with a carpeted floor, single aspect window to the front with views of the land and wood burning stove which provides the heating for the property. Accessed via the dining room is the sitting room with dual aspect windows to the front and rear providing a light and airy feel and a feature stone fireplace.

From the hallway, second on the right is the kitchen featuring tiled floor, metal sink, base and wall units and electric oven with hob. The kitchen benefits from a full-length rear window with views. Opposite the kitchen on the far side of the hallway is the cloakroom with wc and wash basin. Positioned on the opposite side of the hallway to the dining room is what was previously an attached garage which has been converted to provide a useful utility with concrete floor, a sink, ample storage and an external door to the rear.

Stairs from the hallway lead up to the spacious first floor landing providing access to a family bathroom with bath, wc, wash basin and shower cubicle and the four spacious double bedrooms, all with inbuilt storage units and benefitting from views of the surrounding countryside.

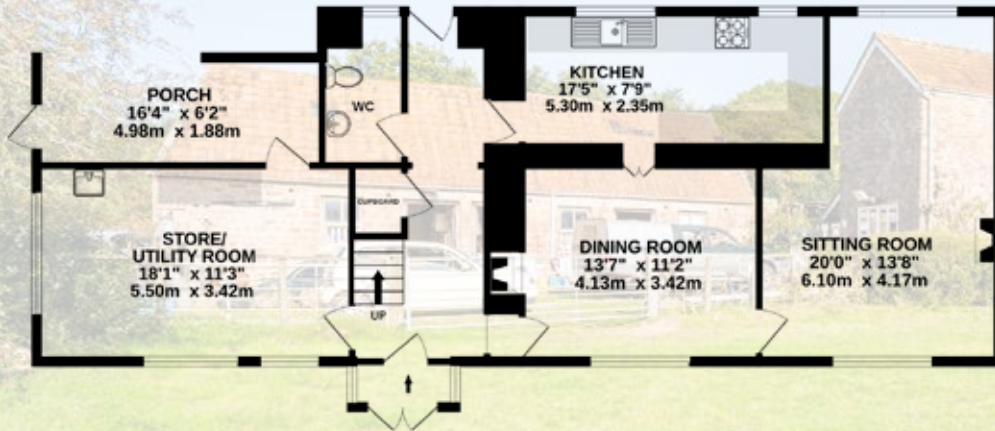
The property benefits from mains water and electricity with the wood burner providing the heating for the water with radiators throughout the property. There is also a backup immersion heater. Foul drainage is to a septic tank.

Externally the garden curtilage wraps round the farmhouse with a strip of lawned garden and hedge to the front, with his and hers outhouses to the north-western side and raised garden to the rear which is currently used as a paddock.

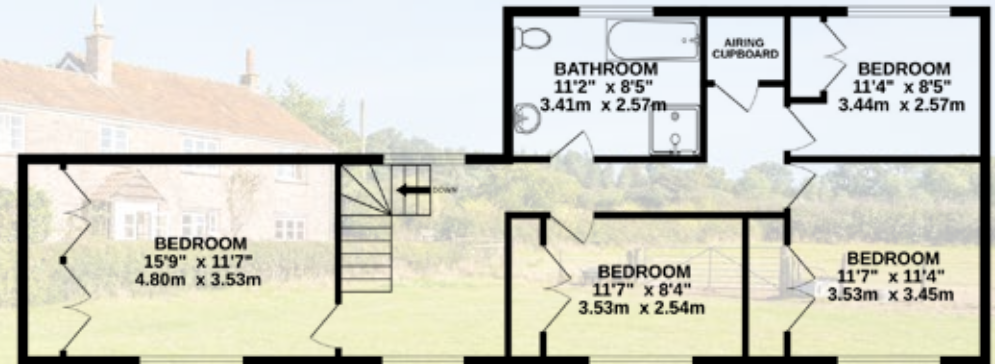
The farmhouse is in need of gentle modernisation but does offer a prime dwelling in a fantastic location offering an exciting project for any purchaser.



GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



POOL FARM, UPPER COMMON, AYLBURTON, LYDNEY, G15 6DJ

TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



OUTBUILDINGS

Positioned on the left-hand side of the yard within Lot 1, close to Pool Farmhouse is a traditional stone barn with local stone elevations under a pitched corrugated tiled roof. The barn is in very good condition and as well as its current equestrian appeal, it would certainly hold strong development appeal for possible change of use to residential subject to obtaining the necessary planning consents.

Positioned on the northern boundary of Lot 1 is a tin sheeted outbuilding providing useful stock cover or storage.

On the opposite side of the lane within Lot 2 is a traditional stone pig shed with stone elevations under a corrugated roof. A water and electricity supply from Lot 1 is connected to the building. There is also a useful timber building providing useful storage or a place to house stock.

All the outbuildings are in reasonable condition and could be used for a range of possible uses, with the stone barn providing scope for change of use and conversion to residential subject to obtaining the necessary planning permission.

LAND

The land at Pool Farm provides two regular-sized ring-fenced compartments surrounding the dwelling and buildings on either side of the lane set over two distinct Lots.

The land within Lot 1 is set over seven regular sized paddocks of level to gently sloping permanent pasture, which surround the farmhouse and barn, all capable of being grazed and mown for fodder. At the southern corner of the land is a natural pond providing a useful natural water supply and amenity appeal. Lot 1 extends in total to 3.72 acres (1.51 hectares).

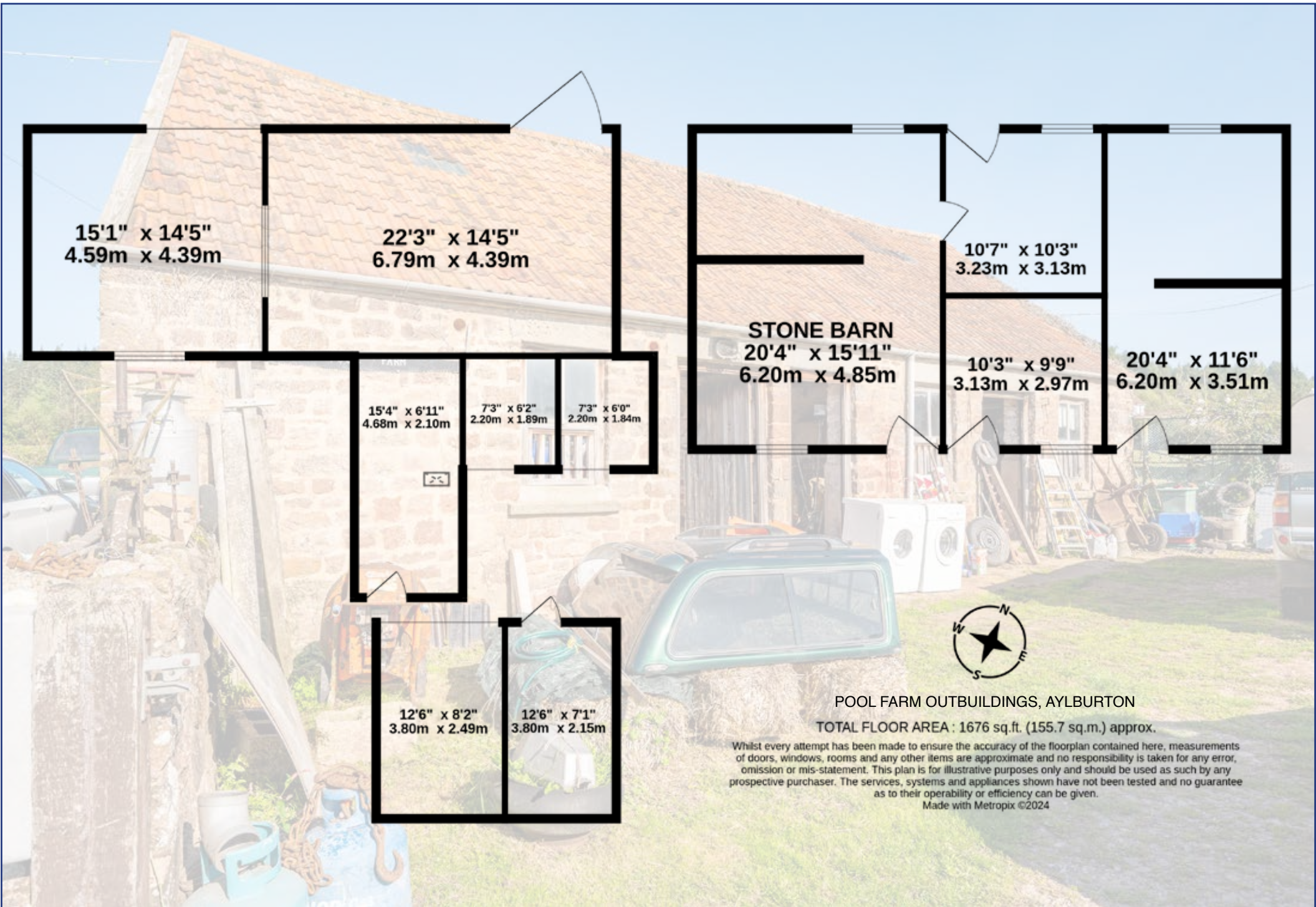
The land within Lot 2 is positioned on the opposite side of the lane to Lot 1 comprising two extensive field enclosures of level to gently sloping permanent pasture all capable of being grazed or mown for fodder, with a compact wooded enclosure bordering New Road. As the extensive field enclosures are both rectangular in shape and extensive they could easily be subdivided further into paddocks. Lot 2 extends in total to 2.73 acres (1.10 hectares).

Two Public Rights of Way cross over Lot 2.

All the land at Pool Farm has been well managed with the soil being productive freely draining slightly acid loamy soil and would provide the perfect grazing for a collection of ponies or pedigree livestock.

In total the land and property at Pool Farm as a whole extends to approximately 6.45 acres (2.61 hectares).





15'1" x 14'5"
4.59m x 4.39m

22'3" x 14'5"
6.79m x 4.39m

STONE BARN
20'4" x 15'11"
6.20m x 4.85m

10'7" x 10'3"
3.23m x 3.13m

10'3" x 9'9"
3.13m x 2.97m

20'4" x 11'6"
6.20m x 3.51m

15'4" x 6'11"
4.68m x 2.10m

7'3" x 6'2"
2.20m x 1.89m

7'3" x 6'0"
2.20m x 1.84m

12'6" x 8'2"
3.80m x 2.49m

12'6" x 7'1"
3.80m x 2.15m



POOL FARM OUTBUILDINGS, AYLBURTON

TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

KEY INFORMATION

Services: Mains water and electricity are connected. Heating is by way of a solid fuel wood burning stove which also heats the water. There is also a backup immersion heater. Foul drainage is to a septic tank. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The site is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and reply upon their own enquiries regarding Wayleaves & Easements. The property benefits from an unincumbered right of access up the estate owned track shaded in blue on the sale plan.

Sale Method: Pool Farm is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Development Clawback: The traditional stone barn within Lot 1 will be subject to a Development Clawback Overage Provision which will capture a 30% uplift in value for any change of use to residential over a 25 year period from the date of sale.

Local Planning Authority: Forest of Dean District Council.

Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

Directions: From Lydney, proceed south-west onto the A48 in the direction of Chepstow, Alvington, Aylburton for half a mile entering the village of Aylburton. Turn right onto the Chapel Hill Road continuing for approximately 0.7 miles then take the left turn onto Upper Common. Continue for 0.4 miles until you meet a crossroads. Proceed over the crossroads onto the Pool Farm track. Lot 1 will be on your right-hand side with Lot 2 on the left.

 restore.grove.passport

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2024.