



MEEND FARM

MEEND LANE | TURNERS TUMP | RUARDEAN



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MEEND FARM COMPRISES A SOUGHT-AFTER SMALLHOLDING AND REDEVELOPMENT PACKAGE WITH DETACHED THREE-BEDROOM BUNGALOW (SUBJECT TO AN AOC) IN NEED OF MODERNISATION, DETACHED TRADITIONAL STONE AND BRICK BARN WITH POTENTIAL SET WITHIN A RINGFENCED COMPARTMENT OF PRODUCTIVE PASTURELAND EXTENDING IN ALL TO 21.19 ACRES (8.57 HECTARES).

The property provides an excellent package for anyone looking for a smallholding project, ideal for any buyer with small scale pedigree livestock / equestrian and development interests.

- Excellent rural situation and position adjacent to Meend Lane •
 - Walking distance to the village of Ruardean •
- Good accessibility to the A40, A449 and M50 at Ross-on-Wye •
- Spacious detached three-bedroom bungalow which is subject to an Agricultural Occupancy Condition (AOC) •
 - Traditional stone and brick two storey barn with potential •
 - Extensive ringfenced compartment of level to gently undulating pastureland •
- Appealing to lifestyle, equestrian, agricultural development and rural enterprise purchasers •
 - Available Freehold with Vacant Possession •
- Extending as a whole to approximately 21.19 acres (8.57 hectares) •

DISTANCES FROM MEEND FARM

Ruardean 0.4 miles • Cinderford 3.9 miles • Coleford 6.1 miles
Ross-on-Wye 7.5 miles • Monmouth 10.6 miles • Lydney 11.1 miles
Gloucester 16.5 miles • Chepstow 19.1 miles
Bristol 36.6 miles • London 129 miles

Lydney Railway Station 11.7 miles • Gloucester Railway Station 16.5 miles
Bristol Parkway Railway Station 32 miles

Bristol Airport 45 miles • London Heathrow Airport 115 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

Meend Farm enjoys an excellent location close to the village of Ruardean with easy accessibility to the local amenities / facilities of Ruardean yet benefiting from a rural position that has a pleasant outlook. The property enjoys wonderful views over the surrounding countryside.

Ruardean's amenities include a post office with a general store, a primary school, a doctor's surgery, a parish church and a public house.

Cinderford, less than four miles from the property and is a thriving old mining town highly regarded for its extensive range of local facilities, amenities, employment and educational establishments as well as the renowned Cinderford Rugby Club.

The town of Monmouth is less than 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 16.5 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 BUNGALOW

Accessed from the western side of Meend Lane a gated entrance leads to the bungalow. The bungalow is thought to be a 1970's construction and is subject to an Agricultural Occupancy Condition (AOC). The bungalow features stone and brick elevations under a pitched tiled roof.

Internally the property compromises a kitchen with base and wall units, composite worktop with metal sink, free-standing oven and double aspect windows with views of the land.

To the side of the kitchen is a boot room with cloakroom with wc and utility.

From the kitchen a central corridor provides access to an extensive sitting room with feature fireplace, wooden boarded floor and sliding glazed doors providing access and views of the land.

Also accessed from the corridor are a family bathroom with bath with overhead shower, wc and wash basin, three double bedrooms and the front hallway with external door to the garden.

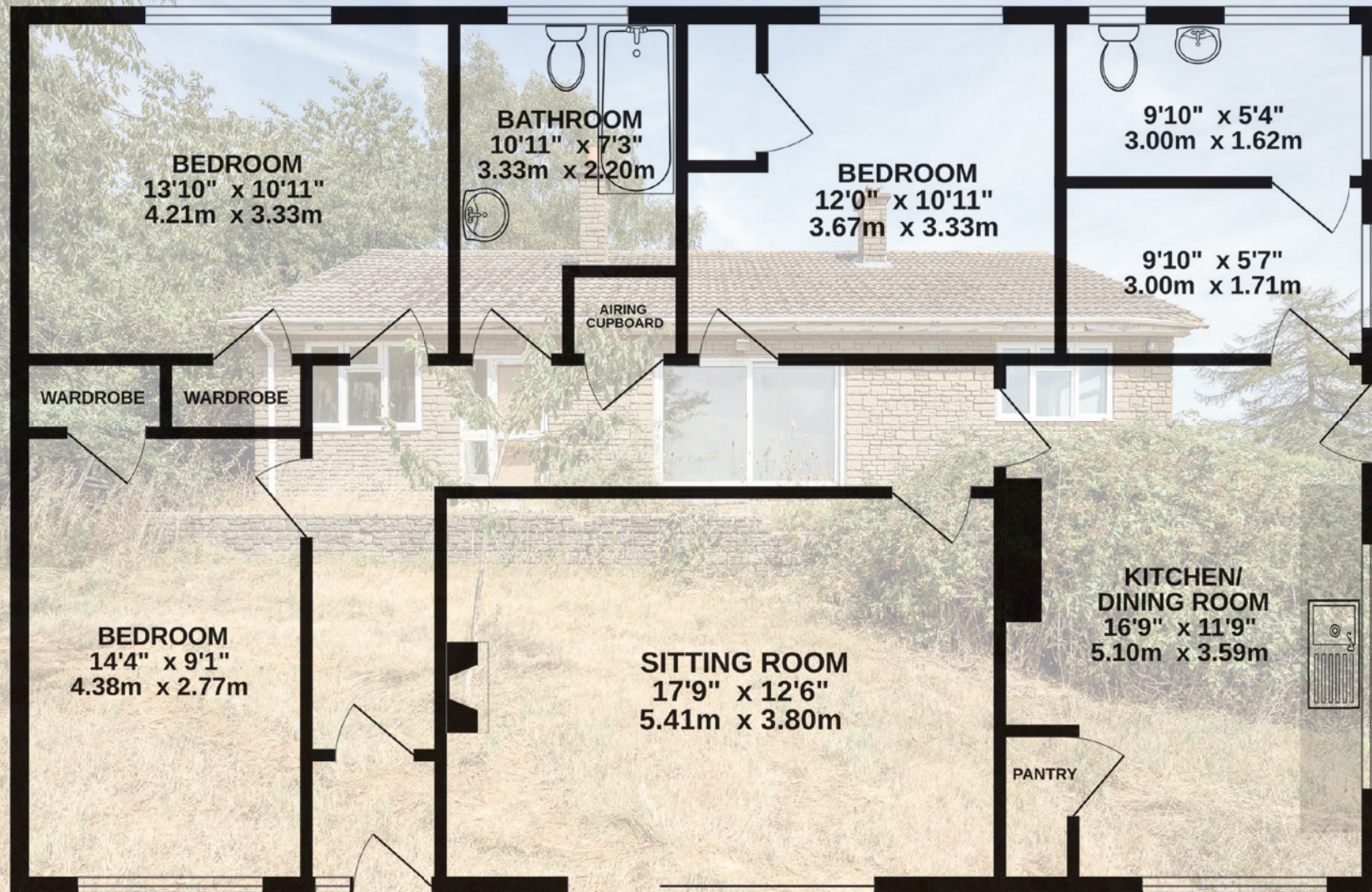
The bungalow is in need of gentle modernisation but is extensive providing a spacious detached three-bedroom family home with potential.

The property is serviced by mains water and electricity. Central heating is via an oil-fired boiler with foul drainage to a septic tank.

Externally the immediate garden area surrounds the bungalow and is predominantly laid to lawn with views over the land to the rear.

The bungalow is in need of modernisation but has an extensive layout providing a spacious three-bedroom property with potential in a fantastic location offering an exciting prospect for any purchaser.





MEEND FARM, TURNERS TUMP, RUARDEAN, GL17 9XG

TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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TRADITIONAL BARN

Positioned north of the bungalow and detached from it is a useful traditional stone and brick barn with two ground level rooms and a hayloft above which is accessed from an external stone staircase. The barn is in a good condition. In its current state it could provide useful storage, stabling or cover for stock but could have potential to be used for a range of possible uses subject to obtaining the necessary planning consent.

LAND

The land at Meend Farm extends out to the west of the bungalow and can be independently accessed from an independent access track positioned to the south-east of the bungalow.

The land is set over three field enclosures. The easternmost field enclosure adjacent to the bungalow is a level fenced paddock with two extensive field enclosures beyond, which are gently sloping to gently undulating, but could be subdivided to create further field enclosures. One of the extensive field enclosures features a capped mine shaft with another featuring two ponds. All the land is stock proof fenced permanent pasture over freely draining slightly acid loamy soils and can be grazed or mown for fodder.

The land is in good condition providing a perfect land holding for anyone with a pony or rare breed stock.

As property is easily accessible and offering an exciting project it would certainly provide significant appeal to agricultural, equestrian and development type purchasers or anyone with hobby farming interests.

In total the land and property at Meend Farm extends to approximately 21.19 acres (8.57 hectares).



GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



MEEND FARM OUTBUILDING
TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.



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KEY INFORMATION

Services: The property is connected to mains water and electricity. The property is centrally heated via an oil-fired boiler. Foul drainage is to a septic tank. Any interested parties are to make and rely upon their own enquiries regarding any utility or service connections to the site.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make and rely upon their own enquiries, regarding Wayleaves & Easements.

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

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: C.

Local Planning Authority: Forest of Dean District Council: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

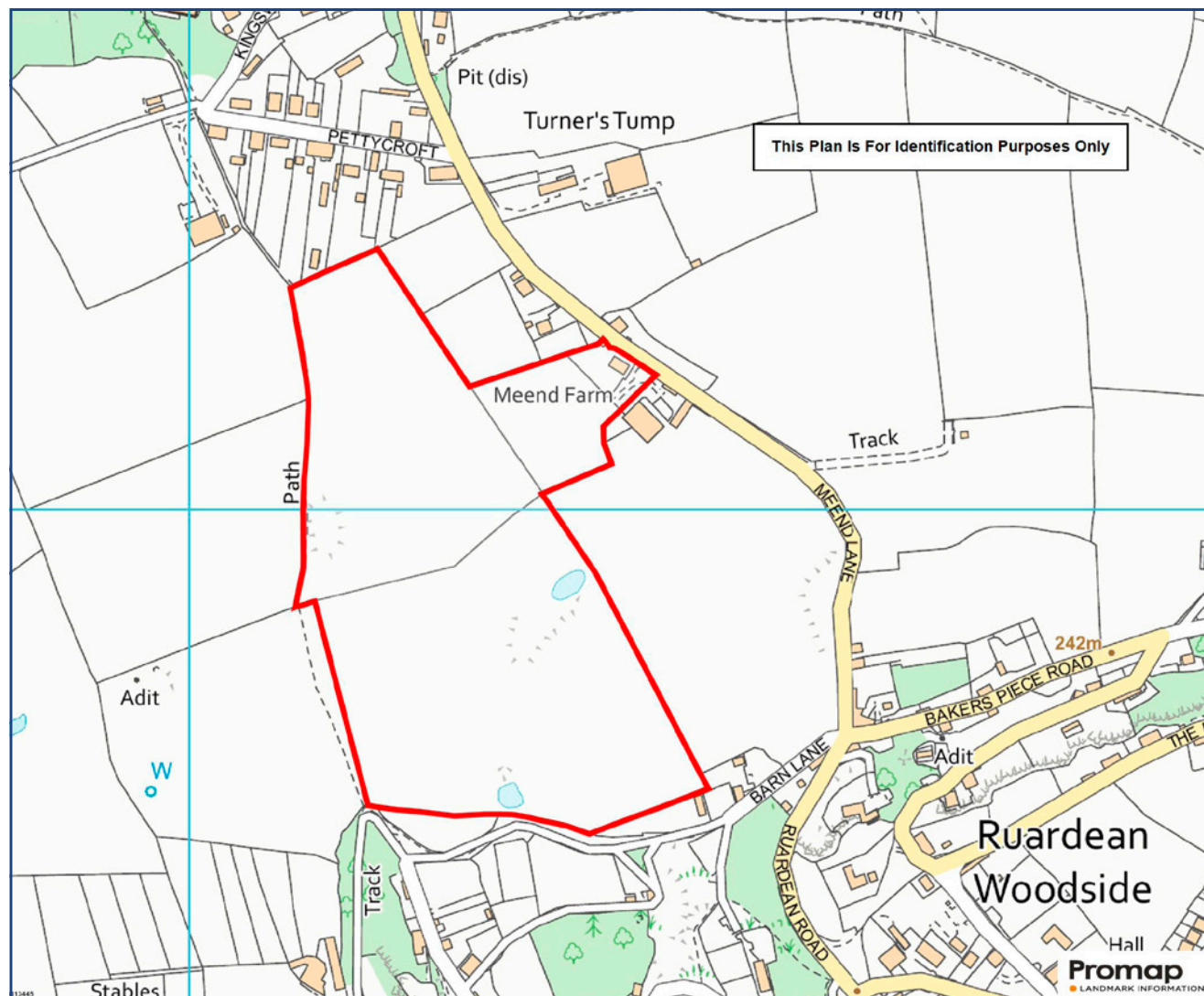
Directions: From Ruardean High Street proceed south on School Road signposted Ruardean/Woodside. After 0.1 miles keep left onto Turners Tump. Proceed straight, continuing on Turners Tump which will turn into Meend Lane for approximately 0.3 miles and the property will be on your right-hand side.

WHAT 3 WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	



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