



## Seven Meadows Farm Ruardean Gloucestershire, GL17 9XF

A superb opportunity to acquire a 25.1 acre smallholding featuring traditional barns with planning consent for conversion to a two-bedroom residence and modern agricultural building.

- Superb location and position on the edge of the village •
- Detached traditional stone barns • Planning consent for conversion •
- Steel portal framed agricultural building • Five paddocks of permanent pasture •
- Lot 1 (with barns and building) - 2.6 acres • Lot 2 (pasture) - 22.5 acres •
- Available as a whole or in two lots, extending in total to approximately 25.1 acres •



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# Seven Meadows Farm

Ruardean, Gloucestershire, GL17 9XF

**A beautifully positioned and unique smallholding and development opportunity providing for the conversion of detached traditional stone barns, with steel portal framed agricultural building and 25.1 acres of permanent pasture set over two lots on the edge of the village of Ruardean, close to the desirable market town of Ross-on-Wye and the Wye Valley Area of Outstanding Natural Beauty.**

**The property is offered with planning consent for the conversion of the existing traditional barns to form a two-bedroom character residence.**

**The barns and land are available as a whole or in two Lots.**

**Cinderford - 3.5 miles**

**Ross-On-Wye - 7 miles**

**Monmouth - 10 miles**

**Gloucester - 15 miles**

## Location & Situation

The land and buildings are located on the outskirts of the village of Ruardean in the Forest of Dean. The property enjoys an excellent accessible location close to the Herefordshire border, six miles south of the town of Ross-on-Wye.

The village of Ruardean offers a post office and store, primary school, doctor's surgery, garage, church, farm shop, public house and the site of a ruined medieval castle.

More extensive amenities and facilities can easily be found in Cinderford, Ross-on-Wye, Monmouth and Gloucester. There are also good connections to the road network with the A40 being just 4.4 miles to the west giving access to Newport and South Wales and to the north, the M50 and M5.



## Description

The land and barns are sold with the benefit of planning consent for conversion of the traditional barns, to provide for an attractive rural residence, once development is completed. The two lots are described in more detail as follows:

### Lot 1 - 2.6 acres (1.05 hectares)

Lot 1, extending to approximately 2.6 acres comprises a traditional barn with full planning consent for conversion to a two bedroom residence.

The planning consent was secured in February 2020 (planning reference P1213/19/FUL) for a change of use and conversion to a single residential dwelling. A copy of the decision notice is available upon re-quest or can be found via the Forest of Dean District Council's online planning portal.

The proposed accommodation includes an entrance hall, open plan living, dining and kitchen area, utility room, downstairs shower room and two ensuite double bedrooms. The proposed net internal floor area extends to approximately 144.8m<sup>2</sup> (1,558ft<sup>2</sup>).

A more modern steel portal frame agricultural building, of approximately 270m<sup>2</sup> in area (1050ft<sup>2</sup>), is positioned behind the traditional barns providing for a variety of potential uses, subject to gaining the necessary planning consents. The buildings sit within a generous curtilage containing a stone yard, paddock and a pond. In addition, there is a further paddock of approximately 1.4 acres included within this lot.



### Lot 2 - 22.5 acres (9.1 hectares)

Lot 2 is comprised of 22.5 acres of pasture spread over five paddocks. The land is in good heart and has been well looked after over the years with good quality fencing and a very useful internal access track. The land is in good sized paddocks and has the benefit of outstanding views towards the Wye Valley and the Brecon Beacons.

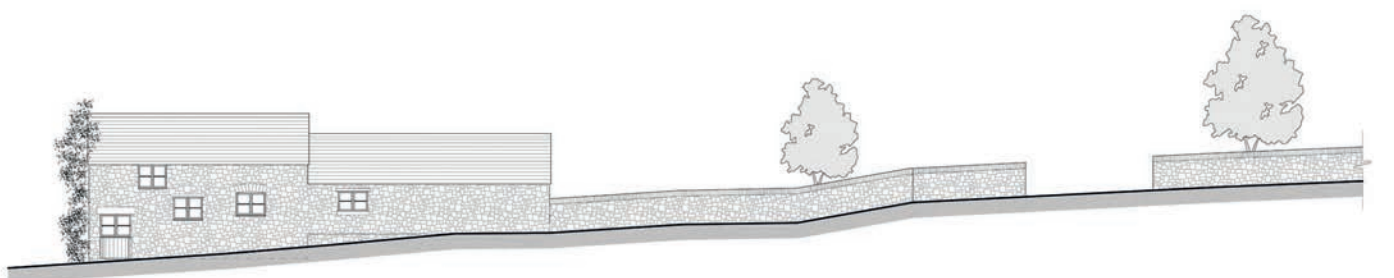
Access to Lot 2 is either available through Lot 1 if they are sold together, or via a separate right of way from Varnister Lane to the west (coloured blue on the plan). A footpath runs through Lot 2 and follows the route of the internal access track before heading towards Cock-shoot Wood to the north.



## Services

Mains water and electricity are connected to the buildings with mains fed water troughs in each field. If sold separately, Lot 2 will be sold with a right to use the existing water supply that runs through Lot 1.

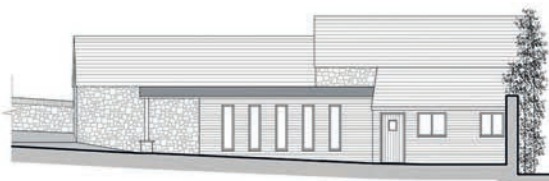
## Elevation Plans



South Elevation (Street Scene)



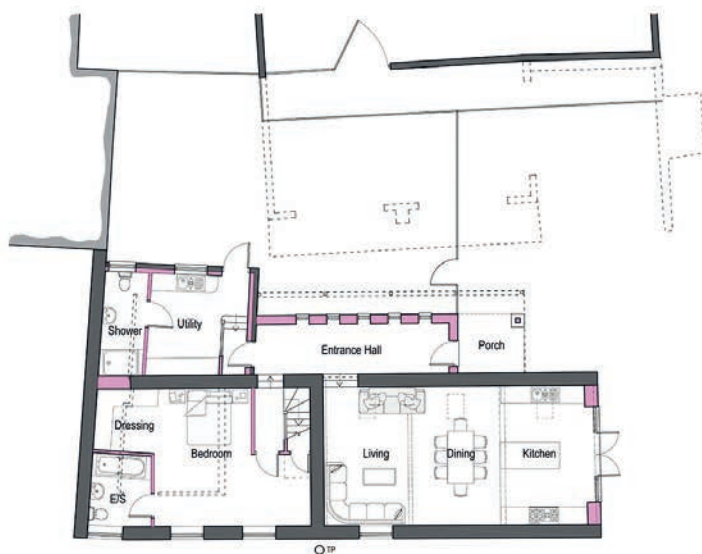
East Elevation



North Elevation

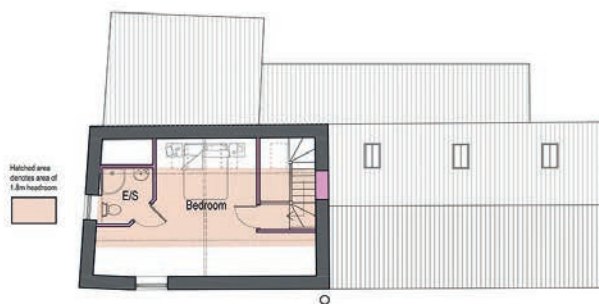


West Elevation



Ground Floor Plan

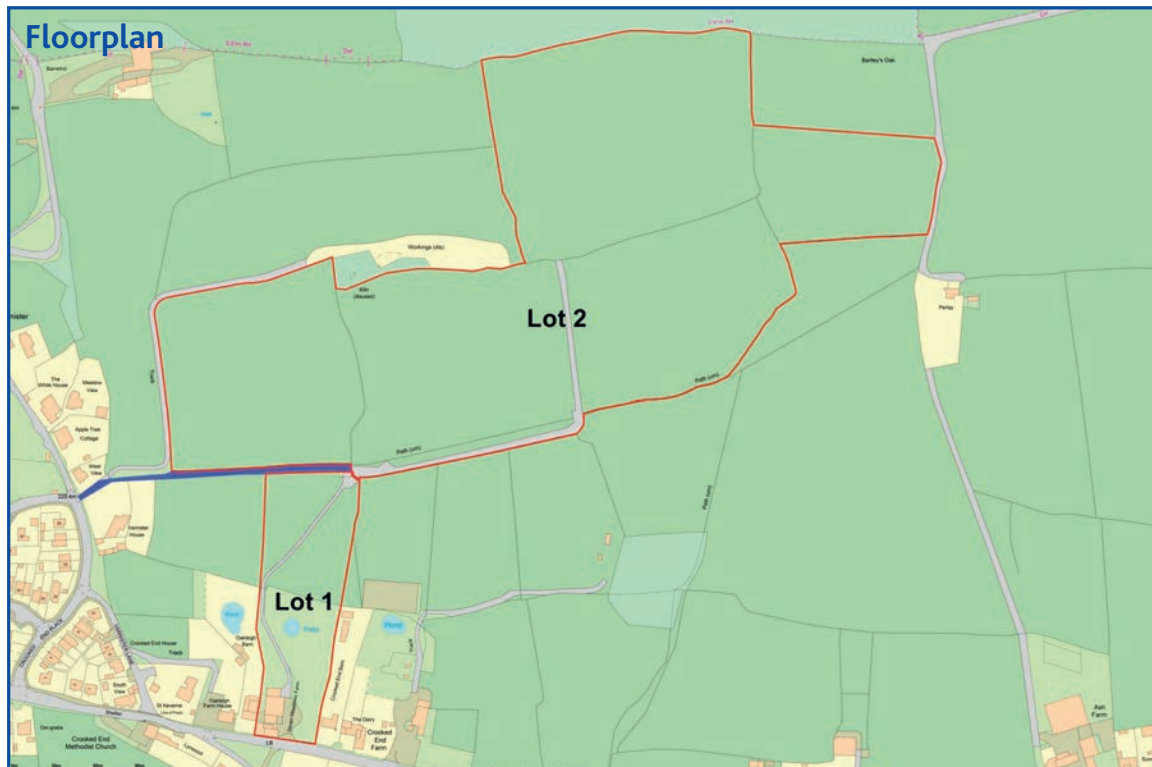
## Approved Elevations & Floorplans (Planning Ref: P1213/19/FUL)



First Floor Plan

# Seven Meadows Farm

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## Sale Method

Seven Meadows Farm is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

## Basic Payment Scheme

The land has been claimed on for the 2020 Basic Payment Scheme and payments will be retained by the vendor. Entitlements, if required, will be transferred to the purchaser, subject to a charge of £200 to cover administrative expenses.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make and rely upon their own enquiries in relation to any wayleaves or easements required.

## Local Authority

Forest of Dean District Council 01594 810000.

## Viewings

Strictly by appointment with the selling agents.

## Directions

From Ross-on-Wye, head south on the B4234 for approximately 5 miles before bearing left at the sign to Ruardean and Cinderford. Proceed on this road for approximately 2 miles towards and almost all the way through Ruardean. Just as you are beginning to leave the village, the property can be found on the left-hand side. The secondary access is off Varnister Lane to the north west, please refer to the attached plan for further details.

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