



Prior's Croft

Agricultural and Amenity Land

Prinknash Abbey, Cranham, GL4 8EX

BK | Bruton
Knowles

Prior's Croft,
Prinknash,
Cranham,
Gloucester,
GL4 8EU

A rare opportunity to acquire a 3 bedroom detached property with a picturesque walled garden

Stroud 6 miles, Gloucester 5 miles,
Cheltenham 8 miles, Bristol 41 miles

For sale with the option of an additional adjoining paddock

Approximately 5.79 acres in total, to include the walled garden and paddock

Prior's Croft— 3 bedroom farmhouse with a walled garden set in 2.68 acres.

The Paddock— 3.11 acres of level paddock land adjoining Prior's Croft.



Prior's Croft—Lot 1

Prior's Croft is an attractive property set in a quiet location in the centre of the estate with access from the private estate drive to a good sized parking area. The house and outbuildings are centrally located on the 2.68 acre plot and bounded by mature Beech hedge and garden fencing.

EPC— E (46)

Adjoining the house is a large walled garden filled with an extensive range of flowers and water features. The walled garden is surrounded by a red brick wall.

The house has three reception rooms, a large kitchen dining room, cloak-room and utility room on the ground floor and three double bedrooms and a family bathroom upstairs.

Attached to the house is a single storey range of outbuildings which could easily be converted to extend the living accommodation.

There is also the opportunity to purchase the adjoining paddock to the south which extends to 3.11 acres. The paddock is gently sloping with a small copse of trees. Available by separate negotiation.

The Paddock—Lot 2

The paddock adjoins Priors Croft edged purple and extends to approximately 3.11 acres and comprises of a single block of permanent pasture land.

The land is reasonably level and freely draining, over shallow but lime-rich soils. The land is predominately bound by mature hedgerows with post and wire fencing.



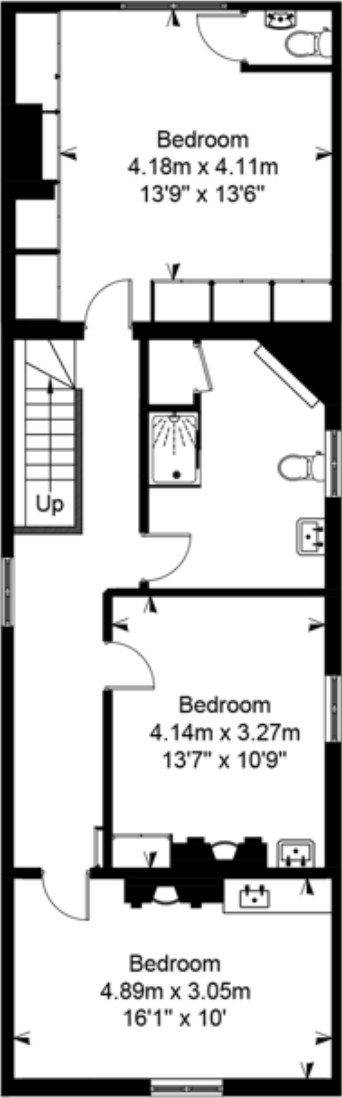
Priors Croft and walled garden

Priors Croft, Prinknash, Cranham, Gloucestershire

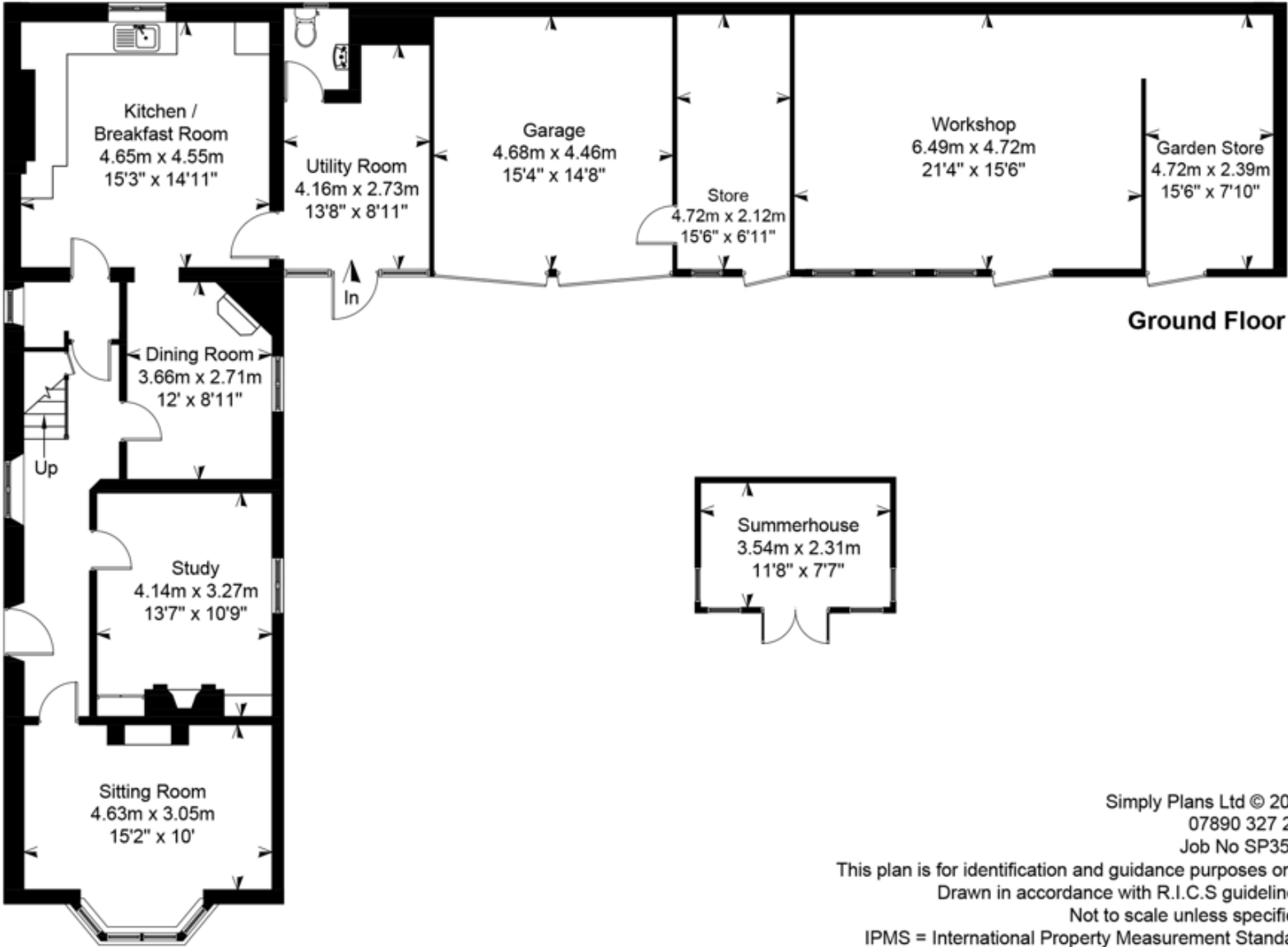
Approximate IPMS2 Floor Area
House
Outbuildings
Summerhouse

166 sq metres / 1787 sq feet
73 sq metres / 785 sq feet
8 sq metres / 86 sq feet

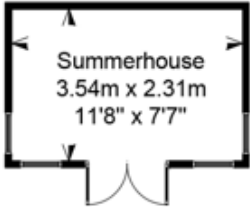
Total 247 sq metres / 2658 sq feet



First Floor



Ground Floor



Simply Plans Ltd © 2024
07890 327 241
Job No SP3526
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

Land at Prinknash Abbey,
Prinknash,
Cranham,
Gloucester,
GL4 8EU

A range of land from agricultural to amenity land, in blocks from 3.15 acres to 57.14 acres.

Approximately 168.01 acres in total

For sale as a whole or in lots.

Lot 3— 56.80 acres of pasture land

Lot 4—57.14 acres subject to an Agricultural Holdings Act Tenancy

Lot 5—44.14 acres subject to an Agricultural Holdings Act Tenancy

Lot 6—6.82 acres of amenity land



Agricultural Land—Lot 3

The first block edged green on the plan, extends to approximately 56.80 acres, split across four parcels. The land is predominately sloping permanent pasture land, with some woodland to the south. There is a spring The land is accessed from the main driveway of the wider Estate. There are no public rights of way crossing the land.

Agricultural Land—Lot 4

The second block of land edged blue on the plan comprises of five parcels of sloping permanent pasture, extending in total to approximately 57.14 acres. There is a public footpath crossing the north eastern parcel. The land can be accessed from the Portway. There will be no rights of access granted over the Estate drive.

Agricultural Land—Lot 5

The third block of land edge orange on the plan extends to approximately 44.14 acres, across three parcels with a public footpath crossing the land diagonally. There is a natural watercourse running along the southern boundary of the land. The land can be accessed from the main Estate drive only. There shall be no access rights granted via the farm track from Upton St Leonards.

Amenity Land—Lot 6

The Old Bird Park extends to approximately 6.82 acres of amenity land. This comprises of a variety of wildflowers, some scrub land and a range of water features. The land is accessed via the Estate driveway. Further tenancy details are available upon request

Property at Prinknash Abbey, Prinknash, Cranham, Gloucester, GL4 8EU

A rare opportunity to acquire both residential and agricultural property for lifestyle and investment purchasers

For sale as a whole or in lots.

Services

Priors Croft—mains water and electricity via the Estate with a private sub meter. The sewage is connected to a sewage treatment plant serving the wider Estate. There shall be no ongoing fee contribution for this connection. The property also benefits from oil fired central heating.

The Land—all lots are connected to mains water. The purchasers are to install new submeters at their own expense within one month of completion.

We have not undertaken any searches with regards to the services. Buyers are to conduct their own searches.



Access Rights

All lots with a right of access via the Estate drive will be granted a full right of access, both vehicular and on foot at all times, with and without livestock. There shall be no additional cost or maintenance obligations for the purchasers using the accessway.

Legal Costs

Each party is responsible for their own legal costs.

Viewings

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

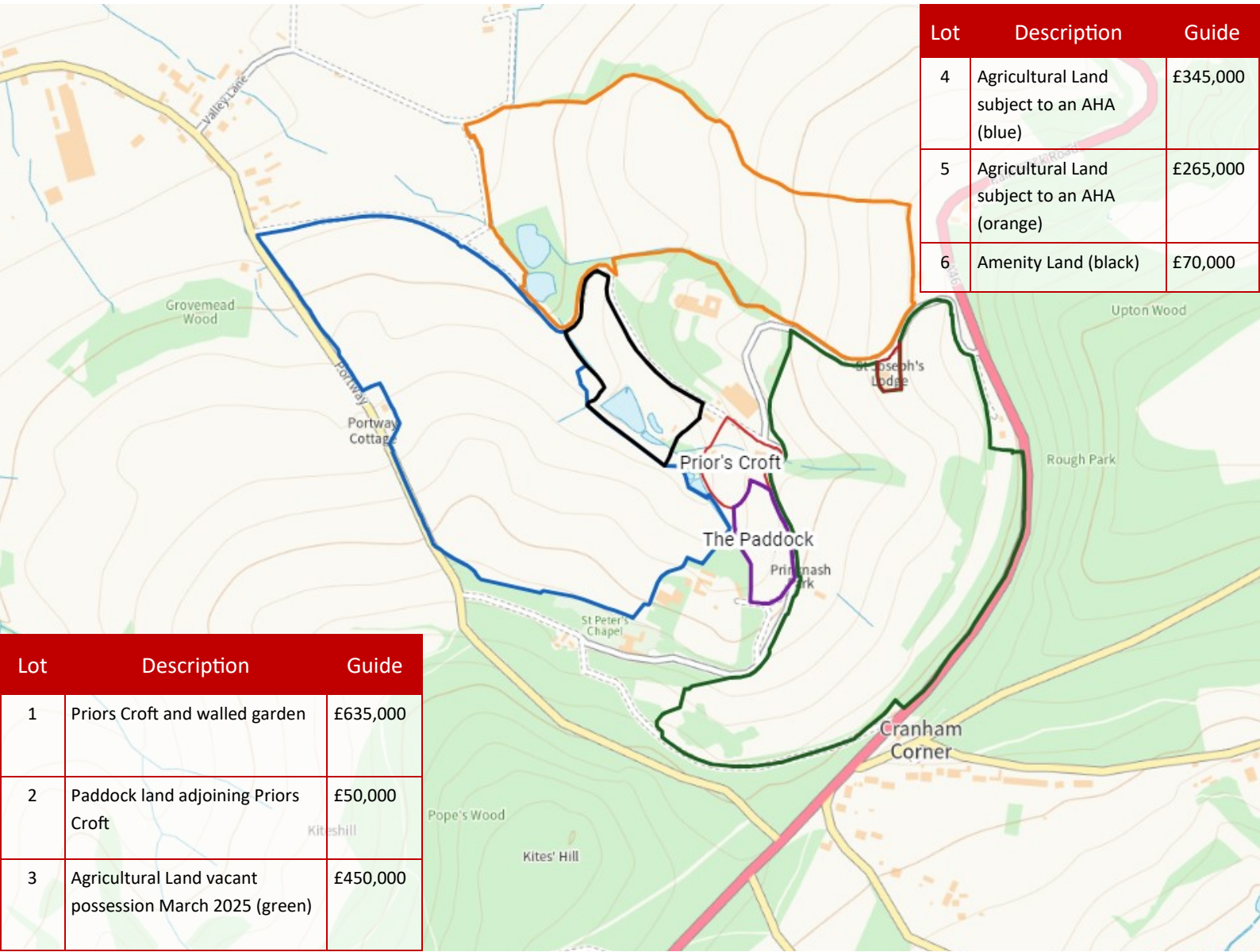
Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only and no guarantee or warranty.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights,





Lot	Description	Guide
1	Priors Croft and walled garden	£635,000
2	Paddock land adjoining Priors Croft	£50,000
3	Agricultural Land vacant possession March 2025 (green)	£450,000

Lot	Description	Guide
4	Agricultural Land subject to an AHA (blue)	£345,000
5	Agricultural Land subject to an AHA (orange)	£265,000
6	Amenity Land (black)	£70,000

RESTRCITIVE COVENANT

The land will be sold with a restrictive covenant such that the land cannot be used for anything other than agricultural/ equestrian use. The vendor will consider other alternative uses and will not withhold unreasonable consent. Any use expected to cause noise pollution or a nuisance will not be permitted.

OFFERS

All lots are For Sale by way of Private Treaty. Offers should be submitted to the sole selling agents in writing to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

eleanor.isaac@brutonknowles.co.uk

Bruton Knowles Gloucester

Olympus House, Olympus Park, Quedgeley, GL2 4NF
01452 880000

Ellie Isaac MRICS

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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared August 2024. Photos taken July 2024.

