

By Direction of the Administrators of the Late H J Wedley

GLOUCESTERSHIRE

Gloucester 7 miles. M5 Motorway 11 miles.

**TWO RURAL PROPERTIES IN NEED OF
MODERNISATION AND IMPROVEMENT**

LOT 1

**SELWYN COTTAGE
HARTLAND HILL
MINSTERWORTH
GLOUCESTERSHIRE, GL2 8JY**

2 Bedroom Residence and 10.40 Acres



LOT 2

**WELLSPRING COTTAGE
HARTLAND HILL
MINSTERWORTH
GLOUCESTERSHIRE**

2 Bedroom Dwelling with 1.65 Acres



**FOR SALE BY PUBLIC AUCTION
(unless sold prior)**

**at RODWAY HILL GOLF CLUB, HIGHNAM,
GLOUCESTER, GL2 8DH**

**on WEDNESDAY 5TH JUNE 2024
at 6pm**

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

Both properties occupy rural locations at Harland Hill, near to the village of Minsterworth in Gloucestershire. The properties lie about 7 miles west of the Cathedral City of Gloucester which provides a wide selection of shopping, educational and recreational amenities.

The M5 Motorway which ensures excellent road communication throughout the United Kingdom is about 11 miles distant.

DIRECTIONS

From Gloucester proceed on the A40 and after about 2 miles turn left onto the A48 road. Continue on this road passing through the village of Minsterworth and at Hartland Hill the entrance to Selwyn Cottage is on the left hand side of the road.

In order to access **Wellspring Cottage** proceed a short distance beyond the entrance to **Selwyn Cottage** and turn left onto Broadway Lane. Proceed along this road and bear left. Wellspring Cottage will be found on the left hand side of the road.

POST CODE

GL2 8JY.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

SERVICES

Mains **Electricity** and **Water** are believed to be connected to the properties. **Drainage** is to a private disposal system.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000.

FENCING

The Purchaser of Selwyn Cottage will be required to erect a stockproof fence between points A, B and C on the attached plan within one month of completion.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

LOTING

The right is reserved by the Vendor and the Agent to sell the property as one Lot, amalgamate or divide any Lot(s) vary the order of sale, or withdraw any Lots as thought desirable.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

D F Legal, 34 Brunswick Road, Gloucester, GL1 1JW (Attn. Andrew Bishop).
Tel: 01452 520224. Email: abishop@dflegal.com

MODE OF SALE

The properties will be offered for sale by Auction in 2 lots at Rodway Hill Golf Club, Highnam, Gloucester, GL2 8DR on Wednesday 5th June at 6pm.

VIEWING

Viewing is strictly by appointment with the Sole Agents –
RG and RB Williams, Tel: 01989 567233. Ref: RBW/TW.

PARTICULARS OF SALE

LOT 1

**SELWYN COTTAGE
HARTLAND HILL
MINSTERWORTH
GLOUCESTERSHIRE
GL2 8JY**



THE RESIDENCE

The property is approached over a track leading of A48 road. It is principally constructed of rendered stone and brick elevations under a tiled roof. The residence is in need of complete renovation.

The accommodation briefly comprises:

ON THE GROUND FLOOR

Entrance Porch:

Entrance Hall: with stairs off.

Cloakroom: with low level w.c.; wash hand basin.

Sitting Room: with stone fireplace; casement door to Garden.

Kitchen: with fitted units; casement door to Garden.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1:

Bedroom No. 2:

Bathroom: with panelled bath; pedestal wash hand basin; low level w.c.; airing cupboard.

The gross internal area of the property is 903 sq ft.

OUTSIDE

Adjacent to the house is a stone Tool Shed.

The Garden Grounds are completely overgrown and in need of attention.

THE LAND

The land is situated in a ring fence surrounding Selwyn Cottage. It has extensive roadside frontage to the A48 road. The land is level and all in pasture.

The whole extends to some 10.40 Acres.



LOT 2

**WELLSPRING COTTAGE
HARTLAND HILL
MINSTERWORTH
GLOUCESTERSHIRE
GL2 8JY**



THE RESIDENCE

Wellspring Cottage is approached over a private drive leading off Broadway Lane. The property is constructed of rendered stone and brick elevations under a tiled roof.

The dwelling is in need of complete modernisation and improvement.

The accommodation comprises:

ON THE GROUND FLOOR

- Entrance Hall:** with stairs off.
Kitchen:
Sitting Room: with fireplace.
Bathroom: with panelled bath; pedestal wash hand basin; low level w.c..
Rear Porch:

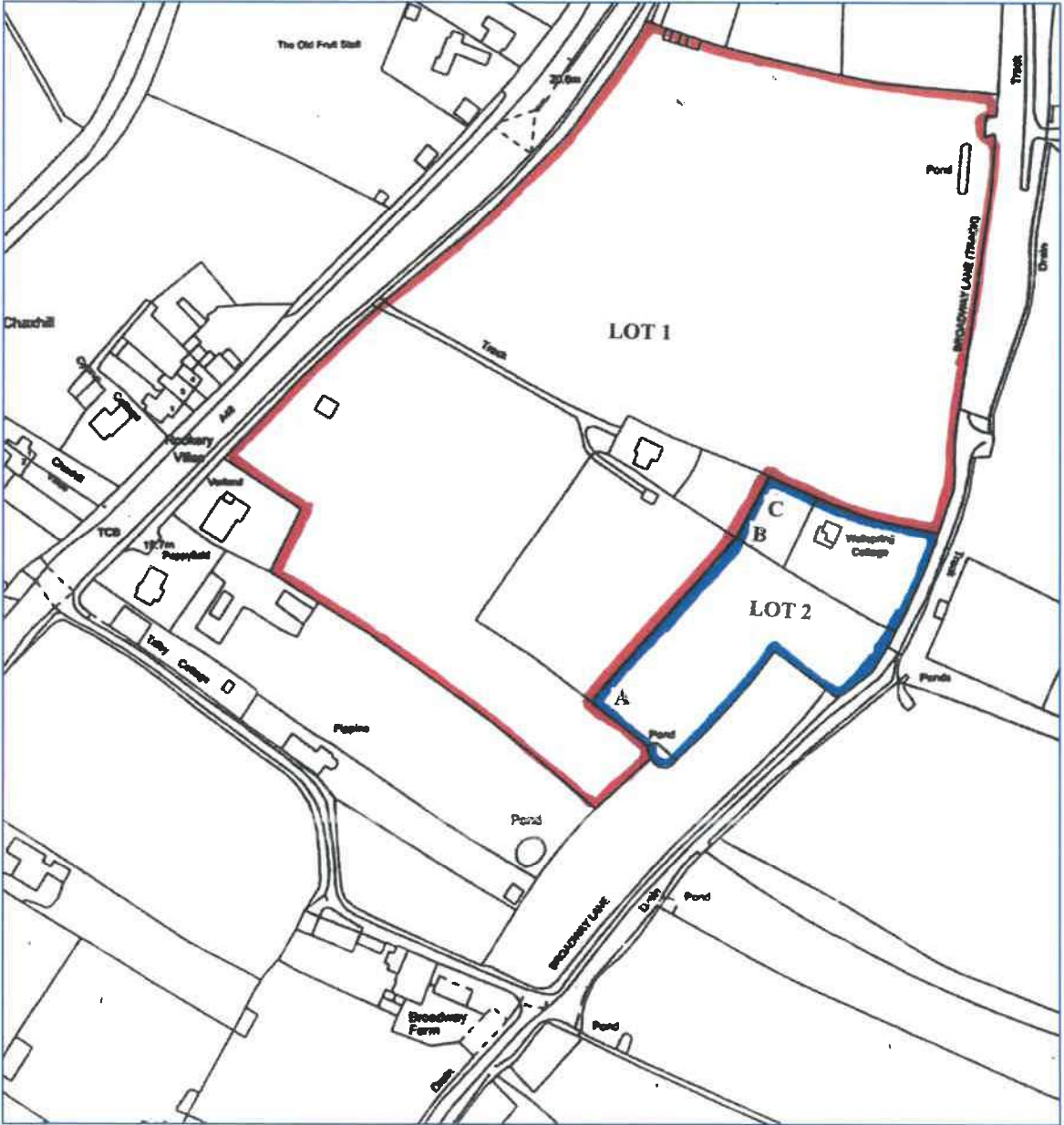
ON THE FIRST FLOOR

- Landing:**
Bedroom No. 1:
Bedroom No. 2:

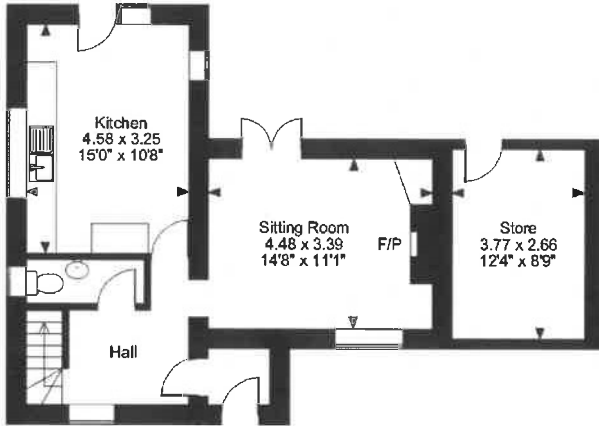
The gross internal floor area is 788 sq ft.

THE LAND

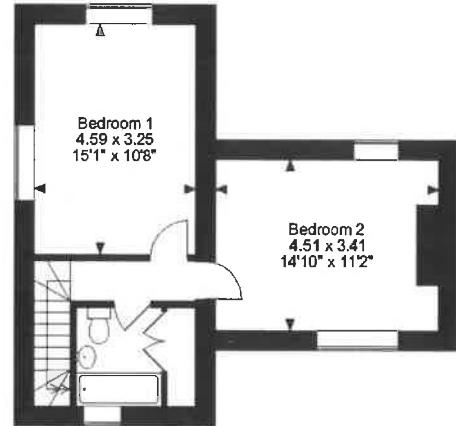
The land is situated in a block surrounding the residence. It principally comprises a level area of pasture extending in all to some 1.65 Acres.



Selwyn Cottage
 Approximate Gross Internal Area
 Main House = 903 Sq Ft/84 Sq M
 Store = 109 Sq Ft/10 Sq M
 Total = 1012 Sq Ft/94 Sq M



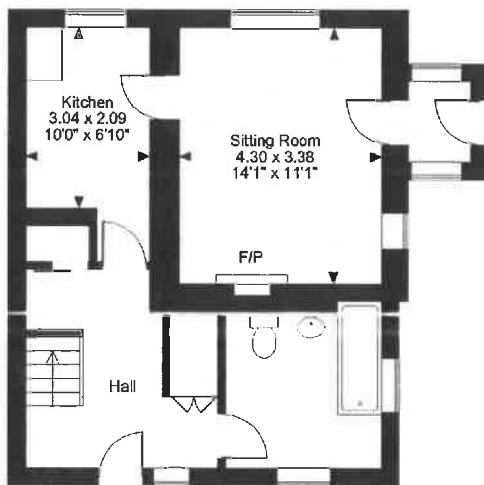
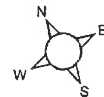
Ground Floor



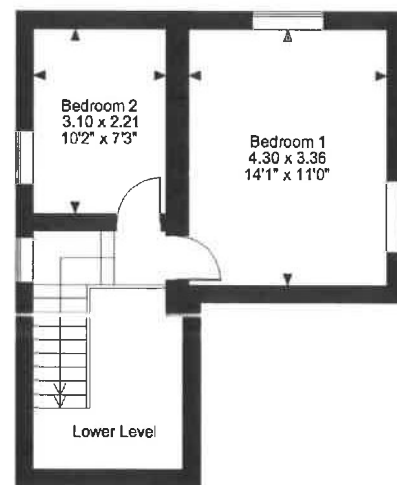
First Floor

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Wellspring Cottage, Hartland Hill
 Approximate Gross Internal Area
 788 Sq Ft/73 Sq M



Ground Floor



First Floor

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