CORSE COURT FARM
CHURCH LANE • CORSE • GLOUCESTERSHIRE GL19 3BX

Set in a tranquil corner of North West Gloucestershire, a well-established and highly productive holding extending to approximately 100 acres currently run as a commercial fruit farm.

The Farmhouse: Reception hall • Sitting room • Dining room • Kitchen/breakfast room
Offices • Utility • Cloakroom

Five bedrooms • Family bathroom • Ensuite bathroom

The Farm: Dutch barn with attached steel frame portal building • Apple clamp and loading bay
Steel framed portal building with 3 phase electricity
Extensive orchards • Bore hole irrigation • Paddocks • Woodland

In all about 99.11 acres (40.11 hectares)

Hartpury village 1.6 miles • M5 Junction 11 (N&S) 10 miles
Ledbury 10 miles • Cheltenham 14 miles • Worcester 20 miles • Bristol 40 miles • Oxford 65 miles
Gloucester Railway Station 7 miles (London Paddington 120 mins)
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.
Situation
Corse Court Farm nestles between the well-patronised villages of Staunton and Hartpury set in the heart of the Severn Vale, a short drive from the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester. The farm enjoys a stunning unspoiled rural location at the very end of a dead end lane adjacent to one neighbour and Corse Church. The property enjoys an excellent level of privacy with attractive views over the well-established orchards that surround it.

Local amenities in Hartpury village include a village hall, Post Office, petrol station and store, two public houses and a highly regarded primary school. Staunton also has its own primary school, pub and Post Office as well as a garden centre, doctor’s surgery and garage.

Directions (GL19 3BX)
Heading north along the A417 from Gloucester towards Ledbury, pass through the village of Maisemore and on into Hartpury. As you exit the village with the petrol station on your right, take the next (after about 200 yards) left hand turning by the phone box into Church Lane and continue to the very end. The house is behind the church.

National Hunt Racing at Cheltenham / Theatres in Cheltenham (14 miles), Malvern (14 miles) and Tewkesbury (10 miles) / Cheltenham festivals including Jazz, Literature, Food and Science. Sailing club and marina at Tewkesbury. Golf at Puckrup and Tewkesbury Park Hotels, Dymock (9 hole) and South Herefordshire Golf Club.


Pony club and hunting with the Ledbury Hunt. Excellent network of bridle paths and footpaths. Nearby Hartpury Equine College.

Extensive High Street and boutique shopping in Cheltenham. Local village stores, doctors and garages in Staunton, Newent and the nearby villages of Hartpury and Ashleworth.

Excellent access to the M5 (junction 9 & 11 both N&S) at Tewkesbury or Gloucester. M50 at junctions 1 & 2. Direct trains to London Paddington, Birmingham New Street and Bristol Parkway from Cheltenham Spa and Gloucester. International Airports at Birmingham, Cardiff and Bristol (all approx. 1 hour).
Corse Court Farm, Gloucestershire

The House (Not subject to any ties or restrictions):
Set almost in the centre of the farm, the house enjoys a peaceful and very private location surrounded by manicured orchards. Brick built in the early 1960’s, the house is relatively modern in its construction, flexible and presented in excellent order. Arranged over two floors it comprises five bedrooms and two bathrooms upstairs as well as a large sitting room, dining room and kitchen on the south facing side of the house. An office, cloakroom and utility complete the accommodation. The gardens are predominantly lawned with ample gated parking to the front.

The Farm: The farm is ring fenced, relatively flat and well drained. There is bore hole irrigation as well as good access to the orchards and outbuildings. The buildings are all steel framed in construction and clad. The Dutch barn nearest the house has been joined to another steel frame shed and offers a large dry covered area currently being used as workshops, stabling and storage. Away from the house and the immediate yard is a purpose built apple clamp and loading area as well as a secure four bay steel frame portal building with three phase electricity.

The farm has been run as a commercial Cider fruit operation with the major proportion of the land planted to a wide range of varieties, including Hastings, Fiona, Michelin, Amanda and Dabinett. A proportion of the fruit is subject to commercial contracts and assignment of these to a new purchaser is discretionary. The farm is level and well-arranged, ideal for commercial production.

In addition there are approximately 20 acres of permanent pasture and approximately 8 acres of woodland; this provides excellent amenity land for equestrian or livestock.

The Soil
According to the soil survey for England and Wales the soils are shown as being part of the Worcester and Wimple 3 series of soils. Described as fine loamy over clayey soils. These light soils make the farm an early production site and are ideally suited to a wide range of crops including, fruit trees, grass and winter cereals. The land is classified as Grade 3.
**Services**
Mains water and electricity are connected with drainage to a private system. Oil fired central heating.

**Fixtures and Fittings**
All fixtures and fittings, together with the fitted carpets, curtains and light fittings and certain garden ornaments are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Sporting rights**
All sporting rights are in hand. The farm currently offers the opportunity to create a small family shoot. For stalking, there are Roe and Muntjac frequently present.

**Holdover**
Holdover for harvest of fruit and storage may be required subject to the timing of completion.

**Wayleaves, Easements & Rights of Way**
This sale is subject to all rights of support, public and private rights of way, water, light, drainage, and any other easements and wayleaves, all or any other rights, whether mentioned in these particulars or not.

Three footpaths and a bridle path converge on the church further details of which are available using the Gloucestershire County Council Rights of Way map.

**Basic Payment Scheme**
The Basic Payment Scheme (BPS) entitlements are included in the purchase price. These entitlements will be transferred after completion. It will be the responsibility of the purchaser to be in a position to claim the entitlements. The entitlements will be transferred on a pro rata basis ending on the month of completion.

**Terms**
Tenure: For sale freehold with vacant possession on completion.
Local Authority: Forest of Dean District Council, Council Offices, High Street, Coleford, Gloucestershire GL16 8HG.
Tel: 01594 810000  council@fdean.gov.uk

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**Approximate Gross Internal Area**
- **270.7 sq m / 2914 sq ft**
- **Outbuilding = 732.3 sq m / 7882 sq ft**
- **Total = 1003 sq m / 10796 sq ft**

**Ground Floor**
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

**First Floor**
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

**Outbuilding**
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**Important Notice:**
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessee(s).

Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.
