

The Wilderness | Mitcheldean | Gloucestershire | GL17 0HA

**BK** | Bruton<sup>®</sup>  
Knowles

ON BEHALF OF  
 Gloucestershire  
COUNTY COUNCIL



## FREEHOLD SALE BY INFORMAL TENDER

A substantial early Victorian former manor house together with office and staff block plus further outbuildings including chapel and barns set in a 32 acre site.



# The Wilderness | Mitcheldean | Gloucestershire

## Location

Situated at the top of Plump Hill (A4136), the site lies 13 miles west of Gloucester, 8 miles south east of Ross on Wye and the M50 motorway and 16 miles west of M5 motorway junction 11.

There are mainline railway stations at Gloucester and Lydney (12 miles).

## Description

The property is approached via a gated private driveway passing through a wooded and meadow landscape of some quarter of a mile in length. Originally constructed in early Victorian times, the property dominates the heights above Mitcheldean and enjoys some superb panoramanic views towards the River Severn. It has had a varied history including a family seat, and as a hospital.

The manor house is constructed of local materials. There are 10 bedrooms, 6 reception rooms, kitchen, various male and female toilets, cloakrooms and bath/shower rooms. In addition there is a cellar and a large flat rooftop viewing area with stunning panoramic views.

The office and staff block has 3 bedrooms, lounge and kitchen on the first floor and 2 offices, toilets and kitchen on the ground floor. In addition there are various detached outbuildings comprising barn, Saxon style barn, workshop buildings and a chapel.

Area	m <sup>2</sup>	ft <sup>2</sup>
Manor house	992.30	10,681
Workshop buildings	83.99	904
Saxon style barn	38.1	410
Offices / flat	220.08	2369
Barn	94.03	1012
Chapel	26.72	288
<b>Total</b>	<b>1455.22</b>	<b>15664</b>

The whole site is 12.93 ha (31.95 acres).

## Planning

C2 Use Residential Institution as per the Use Classes Order 1987. May be suitable for alternative uses subject to planning. The property would ideally lend itself to a number of uses including residential, hotel /spa, training centre or retreat. All subject to the relevant planning approval.

## Services

Mains water and electricity are connected to the property. In addition, there is an oil fired central heating system with outside storage tank. A propane storage tank provides fuel for cooking. Renewable energy on site is provided by a biomass boiler and solar panels.

**Note: None of the services mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability for their requirements.**

## Rating Information

The 2010 Rating List describes the property as Hostel and premises with a rateable value of £10,000. Rates payable for 2014 / 2015 are 48.2 pence in the pound.

## Energy Performance Certificate

Residential block: C54.  
Office & Training Block: F140.

## Tenure

Offers are invited for the Freehold purchase of the property with vacant possession on completion.

## Method of Sale

The property is for sale in 2 Lots. Offers are invited for both together or as single lots.

### Lot 1 - 4.52 ha (11.29 acres)

Buildings, land and woodland.

### Lot 2 - 8.66 ha (20.66 acres)

Grazing land.

There is a mowing tenancy agreement (8.34 ha) which terminated in 2011 which is currently being held over on a monthly basis. Freehold sale by way of an Informal tender with bids invited by **12 noon on Friday 16th May 2014**. Offers should be by way of post or email clearly marked 'Julian Capewell – The Wilderness'. All offers are subject to contract.

The vendor reserves the right to not accept the highest or indeed any offer.

Exchange of contracts within 28 days of receipt of sale documentation and completion 28 days thereafter.

## Viewing & Further Information

Further information including photographs, floor plans, asbestos reports, EPCs, services, planning consent for the Saxon style barn, title plan, grazing licence and bio-diversity legislation guidelines are all available upon request.

## Viewing Days

**25th April 10am-4pm**

**9th May 10am-4pm**

Ad hoc viewings may also be available by prior appointment. All viewers are to provide pictorial identification before entering the site.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

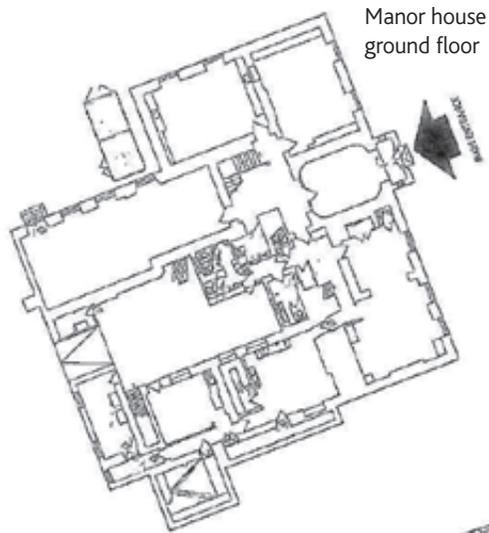
## Fixtures & Fittings

The property is sold as seen.

## VAT

VAT will not be applied to the sale price.

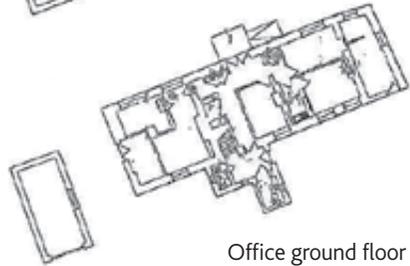
Manor house and office floor plans



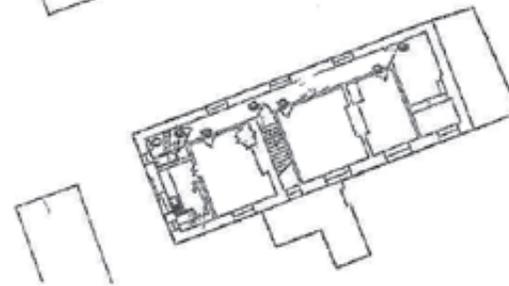
Manor house ground floor



Manor house first floor



Office ground floor



Office first floor



Saxon style barn



Barn



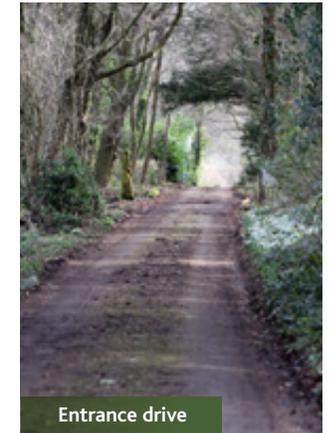
Offices / flat



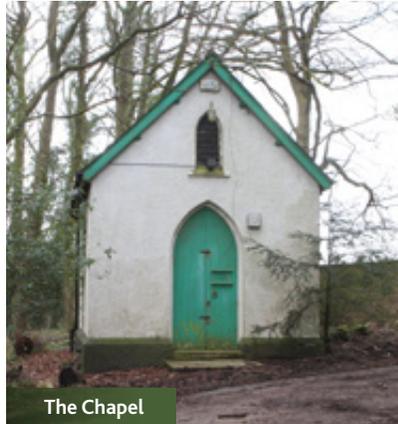
Workshop buildings



Main entrance



Entrance drive



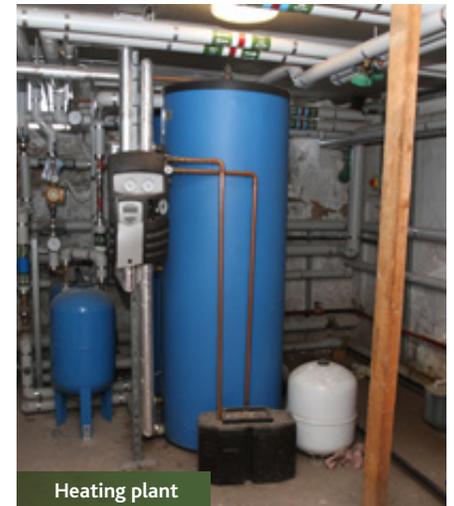
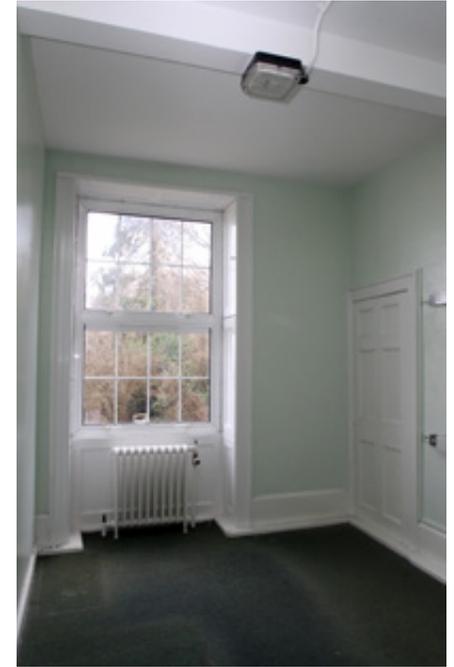
The Chapel



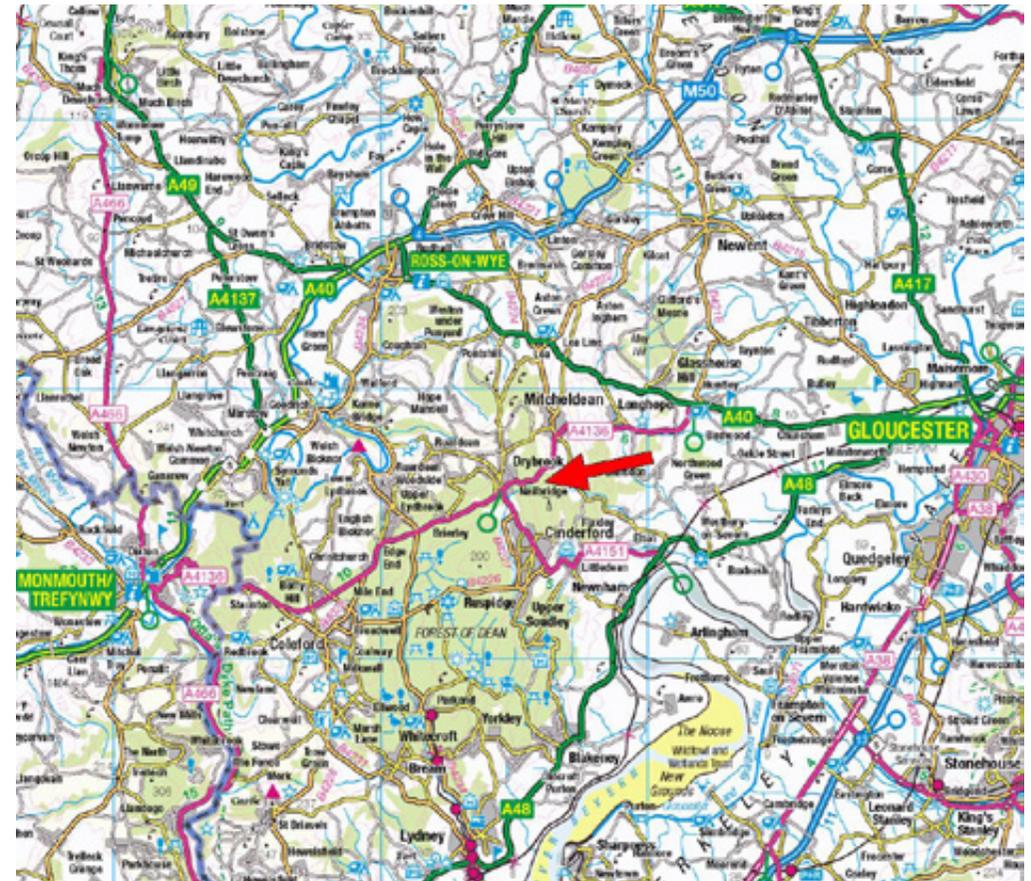
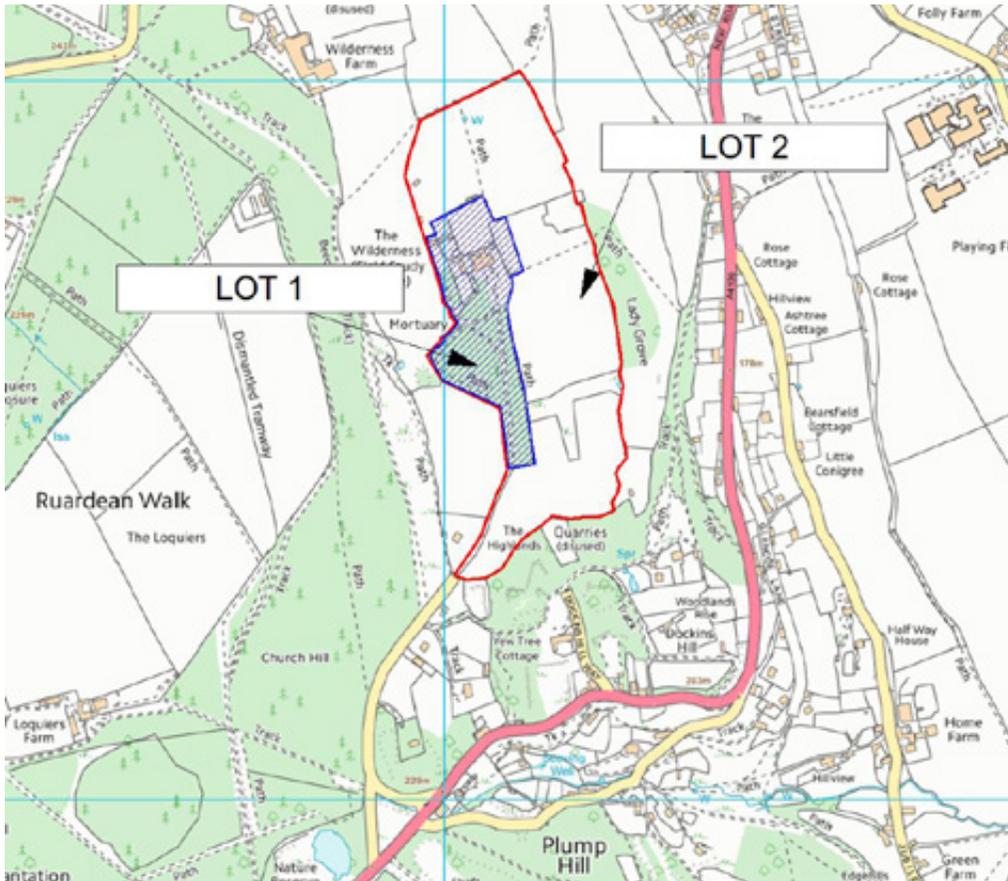
Main staircase



Manor house



# The Wilderness | Mitcheldean | Gloucestershire



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On behalf of



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