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Birdwood House Farm

Birdwood, Gloucestershire



Welcome to

Birdwood House Farm

Birdwood, Gloucestershire, GL19 3EJ

For sale of behalf of Gloucestershire County Council.

A handsome Grade II listed farmhouse requiring refurbishment with an extensive range of outbuildings and grounds extending to about 37.39 acres.

The property is for sale as a whole by informal tender with vacant possession.

 6  2  2  6  37.39 acres





Birdwood House Farm

The Sale

Birdwood House Farm presents a rare opportunity to acquire a well located period house with extensive outbuildings and surrounding land of about 37.39 acres. The property is for sale by informal tender with offers to be received by noon on Friday 30th October 2026. Details of the process for submitting offers should be obtained from the sole agents, Fisher German.

The Property

Requiring modernisation, the handsome farmhouse is Grade II Listed for its architectural quality. Believed to date from the late 18th Century, the house has classic proportions with fine fenestration and mellow brick elevations with most attractive stone detailing to quoins, voussoirs and projecting keystones.

The Accommodation

The accommodation is set over three floors plus a good sized cellar accessed from the interior of the house with the entire extending to about 3,476 sq ft. Most of the rooms have lovely views over the land belonging to the property.

At ground floor level the front door opens into the reception hall with period staircase rising to the upper floors. This hall is flanked by two reception rooms whilst the rear hall serves kitchen, utility room, larder and wc/shower room.

The upper floors offer scope for reconfiguration subject to planning and listed building consent. The first floor comprises three good sized bedrooms and a bathroom whilst the top floor presently features three bedrooms and an attic store.



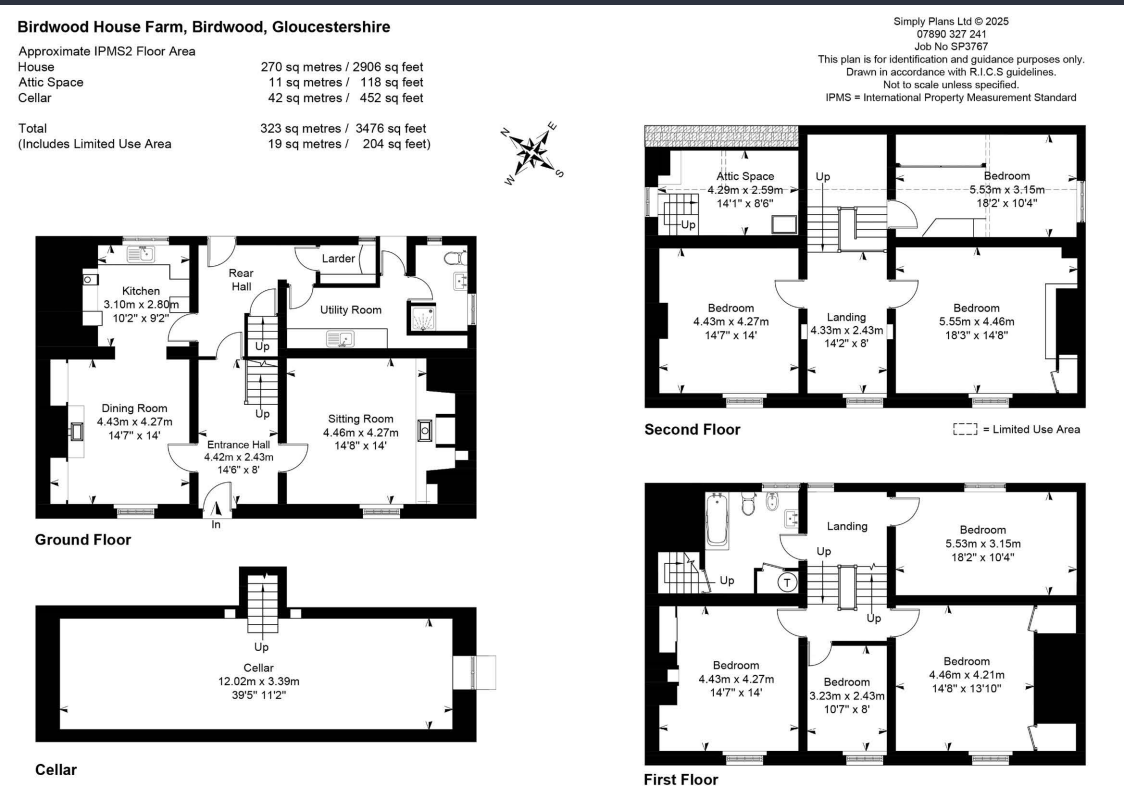
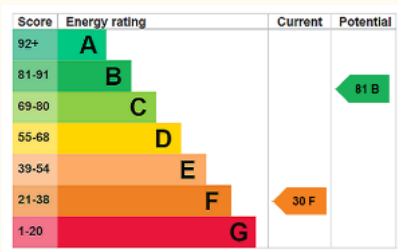
Grounds and Farm Buildings

The farm buildings are well situated off yards to the east and north of the house. A range of attractive traditional buildings form a most appealing courtyard with a barn, stable and former granary having a separate Grade II Listing. Subject to normal permissions, this range of brick and tile buildings offer excellent conversion potential. In addition to the period buildings there are 4 steel framed buildings, a timber barn and some stables set around separate yards.

The property is approached over a good length drive from Bulley Lane flanking lawned gardens to the front of the house. The land fronts the A40 on the southern boundary where there is separate vehicular access to the land. The farmland is a mixture of pasture and arable divided into eight enclosures.

Situation

Birdwood House Farm is located in a rural setting with the surrounding land providing a high degree of privacy. The nearby A40 offers swift routes to both Gloucester and Ross-on-Wye which offer an excellent range of amenities. Junction 12 of the M5 is approximately 11 miles away offering excellent connectivity south to Bristol and north to Birmingham and the wider Midlands.



Travel distances

Gloucester – 7 miles
Ross-on-Wye – 8 miles
Cheltenham – 15 miles
Ledbury – 14 miles

Nearest station

Gloucester – 8 miles

Nearest airports

Bristol – 50 miles
Birmingham – 65 miles
Cardiff – 72 miles

Fixtures and fittings

The property is sold as seen.

Services

We understand the property is connected to mains water and electricity. Oil fired central heating. Private drainage system.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

If the private drainage system requires updating/replacement, it is assumed that prior to offers being made, associated costs have been considered and are the responsibility of the purchaser. Interested parties are advised to make their own investigations, no further information will be provided by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1 Mbps (data taken from checker.ofcom.org.uk on 06/05/2026). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 06/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

EPC

EPC rating: F

Tenure

The property is to be sold Freehold with vacant possession.

Method of sale

The property is for sale by way of Informal Tender. Offers should be submitted to the sole selling agents in writing by noon on 30th October 2026. Details of the form to be completed and who to send it to should be obtained from Fisher German.

Local Authority

Forest of Dean District Council.

Public rights of way, wayleaves and easements

The Property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared. There is a public footpath across part of the land; more detail on request.

Planning

The selling agents will not provide advice/guidance on the planning history for the property/land. Interested parties are advised to make their own investigations. It is assumed that enquiries have been satisfied, prior to an offer being made.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer.

Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Overage Clause

Part of the land is to be sold with a proposed overage clause of 50% for 30 years for any new residential development. This excludes the area shaded blue on the Overage Plan so the house and buildings are exempt from the overage clause.

VAT

VAT will not be charged on the sale price.

Legal Costs

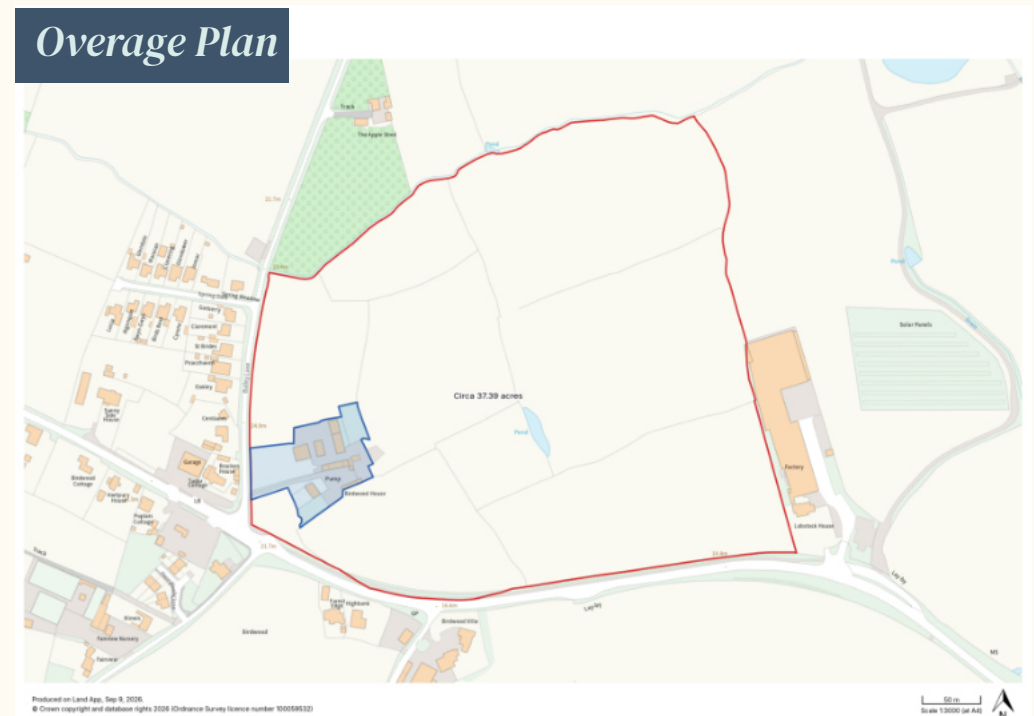
Each party is responsible for their own legal and professional fees.

Viewings

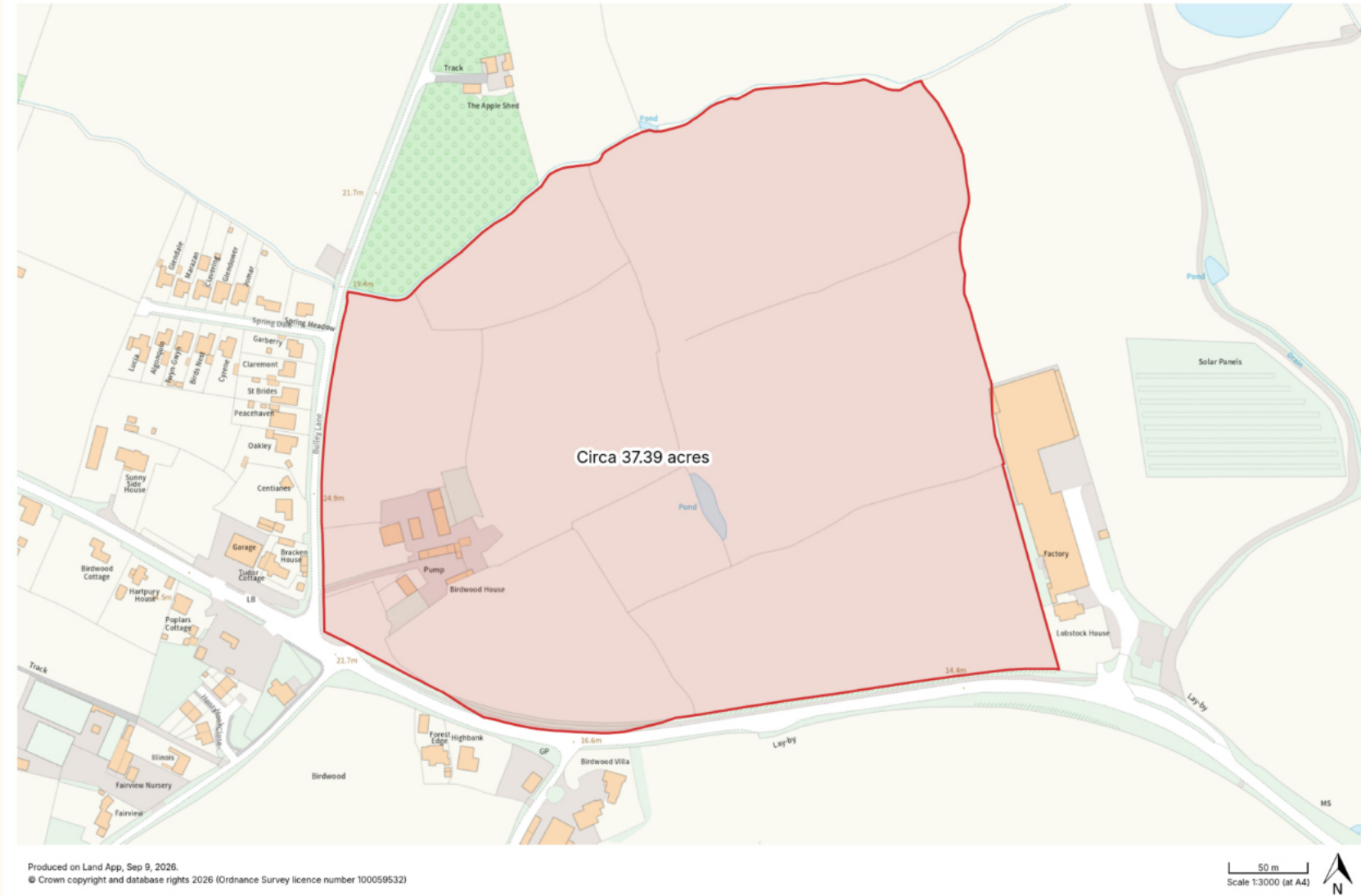
Strictly by appointment through Fisher German LLP.
01905 726220
worcesteraagency@fishergerman.co.uk

Directions

Postcode - GL19 3EJ
What3Words: Drive entrance -
///slopes.number.surnames



Sale Plan



Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2026. Photographs dated September 2026.



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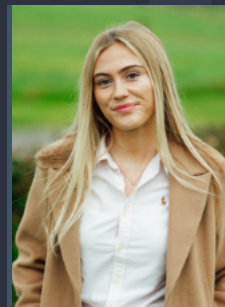


Stuart has been working in country agency since 1990 and has a national role specialising in prime country houses and estates.

Stuart Flint

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As an Agency Sales Coordinator, Laila specialises in prime property sales across Worcestershire. She supports clients throughout the sales process, delivering a professional and highly personalised service.

Laila Butterworth

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