

FOR SALE

Land at Townsend Farm

Stinchcombe, Dursley, Gloucestershire, GL11 6AP

Site area 19.75 acres (8 hectares) or thereabouts



- An excellent compact block of arable and pasture land with good access and mains water connected.
- To be sold as a whole.

Land at Townsend Farm

LOCATION

The land is situated adjoining Dursley Rugby Club and lies adjacent to the B4060 at Stinchcombe. Access can be gained from the trackway leading from the B4060 at Tait's Hill or from a right of way leading down past the village hall.

DESCRIPTION

The land comprises a mainly Grade 3 level area of arable land together with a shelter belt of deciduous trees and a small area of permanent pasture land. The sale of the land provides an ideal opportunity for prospective purchasers to acquire a well located parcel of agricultural land ideally suited for arable cropping or grazing of livestock.

The mobile phone mast and compound is excluded from the sale.

SERVICES

Mains water is connected to water troughs.

RIGHTS AND EASEMENTS

The property is available subject to and with the benefit of rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or other pipes, whether referred to in the General Remarks and Stipulations or Particulars of Sale or not, and to the provisions of any planning scheme of County of Local Authority.

Note:

1. There is a public right of way (bridleway) along the access track
2. A mains gas and water pipe and BT and electricity cables run under the land.
3. A Right of Way will be reserved in order to gain access to the mobile phone mast site along the northern boundary.
4. Ancient monument located on site. More information can be obtained from the Historic Environmental Report (HER).
5. The new purchaser of the adjoining land will be responsible to fence the boundary marked ABC.
6. There is a badger sett adjacent to the access track to the phone mast

TENURE

The land will be available freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME (BPS)

BPS Entitlements are not available.

DEVELOPMENT UPLIFT CLAUSE

The land is sold subject to an uplift clause relating to the whole of the site whereby for a period of 30 years from the date of sale the vendors or their assignees will benefit from 50% of an uplift in value arising from the implementation of planning permission for any non agricultural or equestrian use of the land.

LEGAL COSTS

Each party will be responsible for their own legal costs. Please note there is a buyers premium of £750 plus VAT per lot of land sold.

GUIDE PRICE

£8,000 - £10,000 per acre as a whole.

METHOD OF SALE

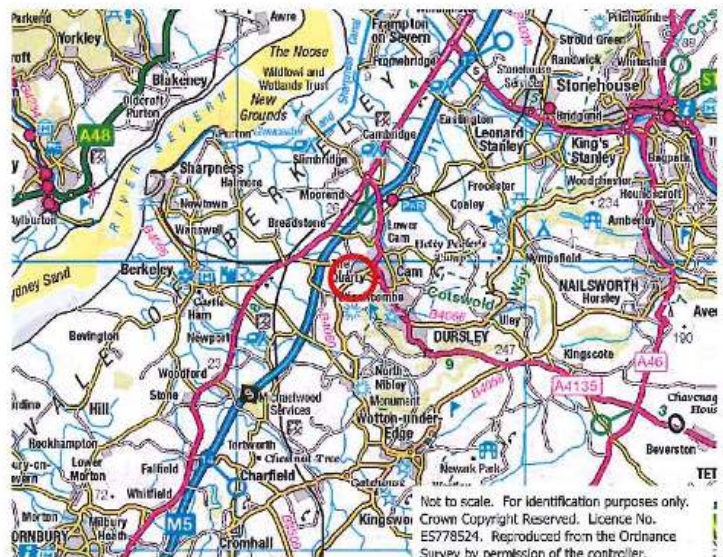
The land is for sale by private treaty as a whole

VIEWINGS

All viewings are by appointment by contacting the sole selling agents Bruton Knowles Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Matthew Peters Tel : 01452 880184 E-mail: matthew.peters@brutonknowles.co.uk

SALES PLAN AND BOUNDARIES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied. The scale is only approximate.



CONTACT

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