



## **Land at Wick Lane, Stinchcombe**

**39.43 acres of land at Wick Lane, Stinchcombe, Dursley, GL11 6BD**

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Bruton Knowles, Olympus House, Olympus Park,  
Quedgeley, Gloucester GL2 4LY  
Ben Compton 01452 880000  
ben.compton@brutonknowles.co.uk

## DESCRIPTION

The sale represents an excellent opportunity to acquire a ring-fenced block of good quality, bare agricultural land. The property extends in all to approximately 39.43 acres (15.95 ha) and is available as a whole.

## LOCATION

The land is located to the south of the village of Stinchcombe in the county of Gloucestershire. It is 3 miles west of Dursley and 16 miles south west of Gloucester.

It is situated to the east of the M5 motorway between Wick Lane and the B4060 .

## LAND

The land in total extends to approximately 39.43 acres (15.95 ha) and is mainly Grade 3. 33.36 acres (13.50 ha) of the land is in arable rotation with the remaining 6.07 acres (2.45 ha) down to permanent pasture/sloping scrub land. The land type comprises of slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils. The fields are gently sloping west facing to level enclosures bound by mature hedgerows and trees, and some stockproof fencing to the pasture. The land has good road frontage and access can be taken direct from Wick Lane.



## BASIC PAYMENT SCHEME

The land is registered with the Rural Payment Agency (RPA); however the entitlements do not form part of this sale. Entitlements are available by separate negotiation.

## STEWARDSHIP

The land is not part of any Environmental Stewardship Schemes.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

## BUYER'S PREMIUM

In addition to the agreed sale price, a buyer's premium of £500 + VAT per lot is payable by the purchaser on the exchange of contracts.

## SERVICES

There is a stream running through the land and there is a private water pipe running across one parcel but there is no mains water currently connected.

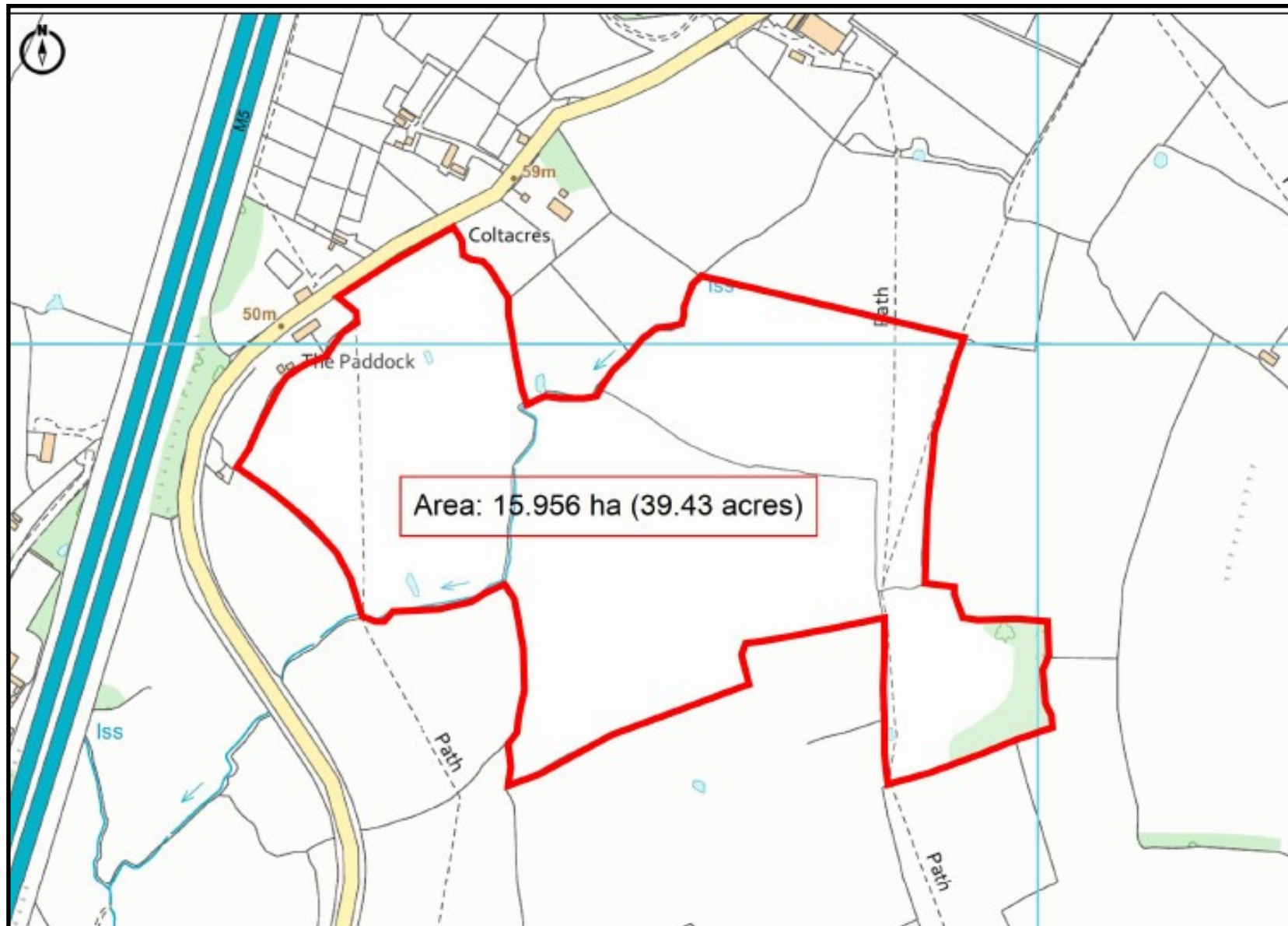




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## INSURANCE

As from the date of completion the property will be at the sole risk of the purchasers who should affect their own insurance.

## INGOING VALUATION

There will be no ingoing valuation and no deduction or set-off howsoever arising will be allowed.

## TENURE AND POSSESSION

The property is owned freehold and is being offered for sale subject to the existing tenancies. The land is currently occupied under two Farm Business Tenancies which are due to expire at the end of September 2021.

## LOCAL AUTHORITY

Stroud District Council

## LEGAL FEES

Each party is held responsible for their own legal fees associated with the sale of the subject property.

## SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate.

## OFFERS

The property is for sale by private treaty as a whole as shown outlined in red on the attached plan. All offers should be submitted in writing via email or addressed to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF

## UPLIFT CLAUSE

The property is sold free of any development uplift clause in the event that planning permission is granted for an alternative use.

## VIEWINGS

Due to the current outbreak of Covid-19 and the related government restrictions, please be advised that it will not be possible for the selling agents to meet on site to conduct viewings. If you would like to inspect the property please agree dates and times with the agent Ben Compton at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF, prior to taking access to the land.



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