



Land and buildings at Hengaston Farm, Bristol Road, Dursley, GL13 9HA

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A block of productive arable and pasture land with a range of farm buildings extending to 46.05 acres (18.64 ha)

LOCATION

The land and buildings at Hengaston Farm are located on the junction of the A38 Gloucester to Bristol trunk road and the B4066 Berkeley Road, in the county of Gloucestershire. The land is accessed at several points directly from the A38. Gloucester, Cheltenham and Bristol are all within easy reach and the M5 J14 is approximately 5 miles south.

- Dursley – 3 miles
- Gloucester – 13 miles
- Cheltenham – 20 miles
- Bristol – 20 miles

DESCRIPTION

The land is in two blocks and is currently in arable and pasture. The land is divided into six field parcels all bound by mature hedges. Classified as Grade 3 land with slightly acid loamy clayey soil with moderate to good levels of natural fertility and is capable of growing good pasture and winter cereal crops. The land is accessed direct from the A38 at several access points. The property is being offered as a whole or in up to 4 Lots.

Lot 1

The buildings comprise a range of traditional and modern farm buildings and extend in all to approximately 6,369 sq ft. The traditional stone barn with asbestos roof measures 1,818 sq ft and the single storey concrete block, asbestos roof buildings measure 4,551 sq ft in all. The buildings have potential for alternative uses subject to planning. The site of the farm buildings extends to 1.12 acres (0.45ha).

Guide price £150,000

Lot 2

6.46 acres (2.61 ha) of permanent pasture with access directly off the A38.

Guide price £65,000

Lot 3

26.31 acres (10.65 ha) of arable land with road frontage to the A38 and access direct from the road.

Guide price £235,000

Lot 4

12.03 acres (4.87 ha) of arable land with access over a track off the A38.

Guide Price £105,000

TENURE

Freehold with vacant possession upon completion.

SERVICES

We are advised that the property is served by mains water but we have not undertaken any tests or investigations in this regard.

BASIC PAYMENTS SCHEME (BPS)

BPS is claimed over the land and the 2021 payment will be retained by the sellers. BPS entitlements are available by separate negotiation.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into any stewardship scheme.

HOLDOVER

There will be a holdover in favour of the contract farmer in order to clear the fields following the 2021 harvest being no later than 29th September 2021.

Field number	Areas (ha)
SO7200 1223	1.87
SO7200 2428	0.80
SO7200 4136	7.46
SO7200 5718	0.98
SO7200 5836	2.21
SO7200 8046	2.51
SO7200 8952	2.36
Buildings	0.45
Total area	18.64 ha

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. There is a public footpath running across the property. Please note that the private foul drainage system to the Farmhouse runs across Lot 2.

DEVELOPMENT UPLIFT

An uplift clause will be included in the sale contract covering the land and buildings for 30% of the uplift in value on grant of planning for alternative use for 30 years.

METHOD OF SALE

The property is For Sale by Informal Tender. 'Best and final offers' to be submitted on the Tender form to Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to ben.compton@brutonknowles.co.uk before Wednesday 30th June 2021.

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

COSTS

There will be a £750 plus vat buyer's premium payable by the purchaser of each lot sold in addition to the purchase price.

VAT

The property has not been elected for VAT.

FURTHER INFORMATION

Local Council: Stroud District Council Tel: 01453 766 321

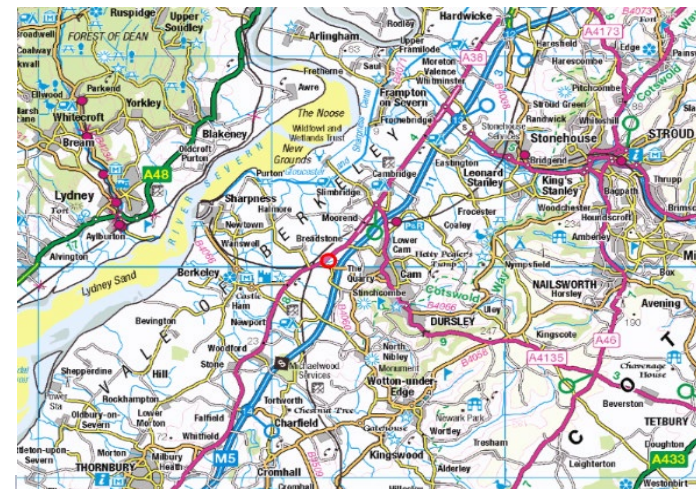
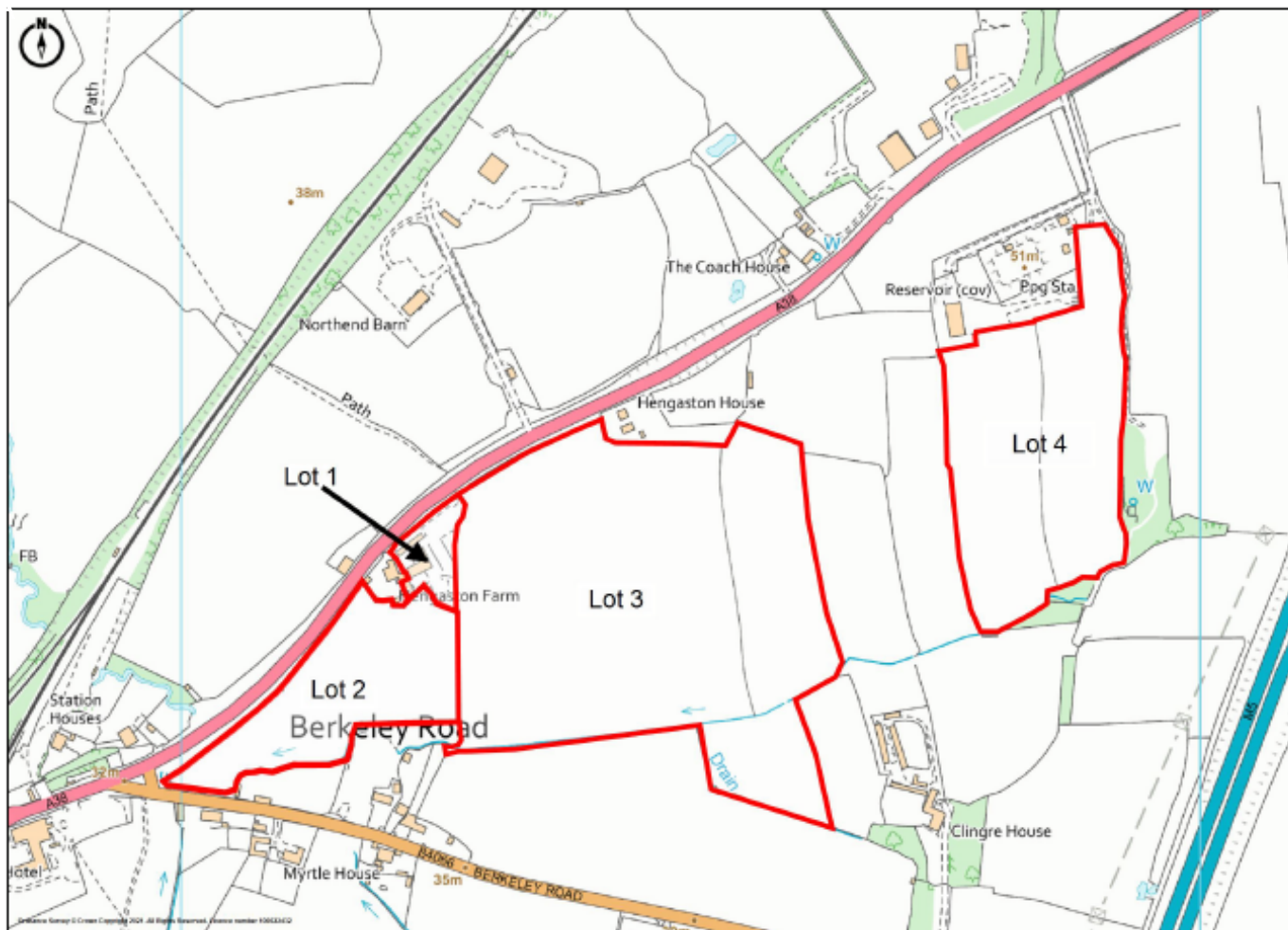
VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles.

LAND AT KINGSHILL FARM

In addition to this land we are also marketing 67.01 acres of bare arable land at Kingshill Farm for the same owners.





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