



Land off Berkeley Road, Tait's Hill, Dursley, Gloucestershire, GL11 6BL

A block of well located arable land extending to 10.52 acres (4.25 ha)

LOCATION

The land off Berkeley Road is located adjacent to the M5 motorway at the bottom of Tait's Hill and east of the junction of the A38 Gloucester to Bristol trunk road and the B4066 Berkeley Road, in the county of Gloucestershire. The land is accessed direct from the B4066 Berkeley Road. 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 one block and is currently in arable cropping. The land is divided into two field parcels and is bound by mature hedges and woodland. The land is accessed direct from the B4066 via an agricultural entrance.

There is a right of way over a track leading around the edge of the southern parcel which provides access to the northern parcel so the land could be sold in two lots and parties are invited to offer on either parcel or as a whole.

TENURE

The land is occupied under a Farm Business Tenancy until the end of September 2021. The land will then be available freehold with vacant possession upon completion.

SERVICES

We are advised that mains water is nearby but not currently connected. There is also a high voltage power cable crossing the property.

BASIC PAYMENTS SCHEME (BPS)

BPS entitlements are not available.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into any stewardship scheme.

HOLDOVER

The land is in arable cropping and the current tenant will vacate the land by the end of September.

Field	Areas (ac)
North	7.24
South	3.28
Total area	10.52 acres

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 along the eastern boundary of the property.

METHOD OF SALE

The property is For Sale by Informal Tender as a whole or in two lots. '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 archie.stray@brutonknowles.co.uk before Thursday 16th September 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 in addition to the purchase price per lot sold.

VAT

The property has not been elected for VAT.

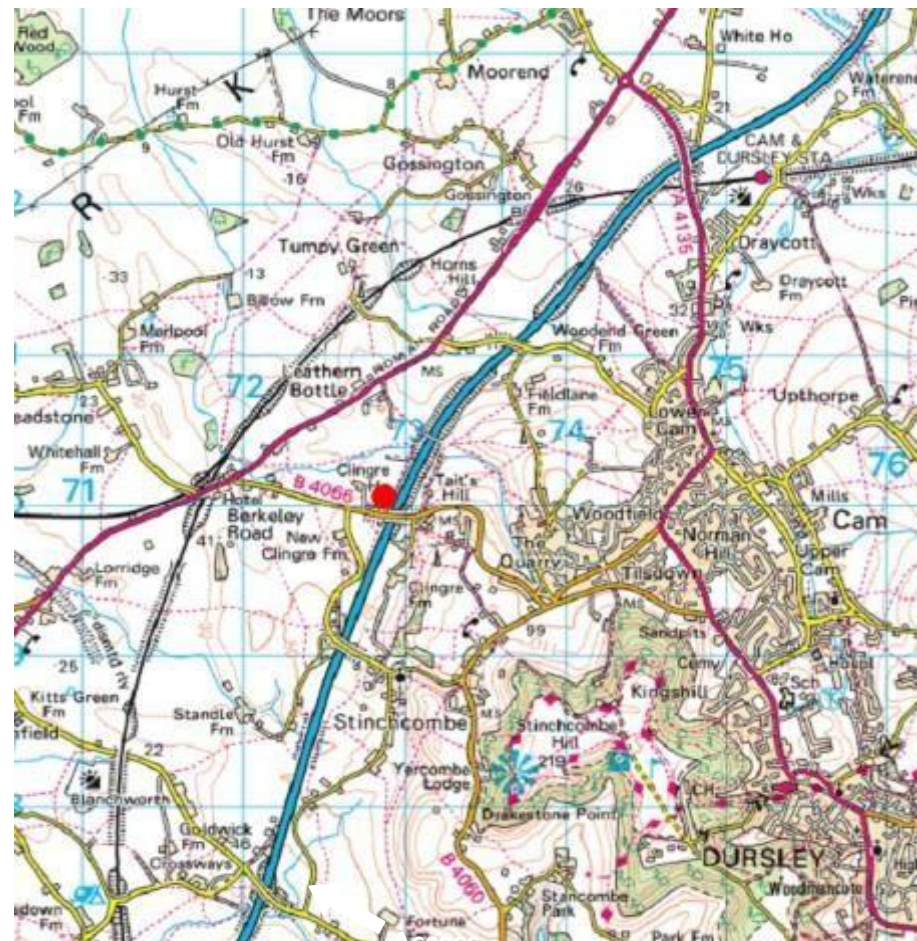
FURTHER INFORMATION

Local Council: Stroud District Council

VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles.

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



Bruton Knowles, Olympus House,
Olympus Park, Quedgeley,
Gloucester GL2 4LY
01452 880000

Archie Stray
07719092906
archie.stray@brutonknowles.co.uk

Ben Compton
01452 880180
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FORM OF INFORMAL TENDER – Land off Berkeley, Tait's Hill, Dursley, Gloucestershire, GL11 6BL

Informal Tenders Closing Date: Noon on Thursday 16th September 2021

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is: 1. Cash Purchaser(s)
 2. Finance required (no property to sell)
 3. Subject to sale of current property
 4. Other

**SOLICITOR
DETAILS**

Name: _____
Please Print

Firm Address: _____

Email: _____

Phone: _____

YOUR DETAILS

Name: _____
Please Print

Address: _____

Tel No: (H) _____ (W) _____ Date _____

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Thursday 16th September 2021 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached form to archie.stray@brutonknowles.co.uk or ben.compton@brutonknowles.co.uk marked **"Land off Berkeley"**

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower