



Land at Chosen Hill

Stump Lane, Gloucester, GL3 2LQ

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A rare opportunity to purchase
approximately 12.48 acres (5.05 hectares)
of land on Chosen Hill

Gloucester 2.7 miles, Cheltenham 4.8 miles, Stroud 8.6 miles

For Sale by Informal Tender



CHOSEN HILL

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A rare opportunity to purchase approximately 12.48 acres (5.05 ha) of land on Chosen Hill

LOCATION

The land is located close to the summit on the south side of Chosen Hill. The hill itself rises above Churchdown in Gloucester, commanding striking views over the Severn Vale and Cotswold Scarp.

Approached via a no-through road off Stump Lane, the land is easily accessible from Gloucester via the A417 and Churchdown Lane, and Cheltenham via the A40 and Churchdown Lane.

DESCRIPTION

The land comprises approximately 12.48 acres of sloping mixed woodland, approximately 1.9 acres of which has been cleared leaving sloping pasture land to the centre of the plot.

Sloping from south to north, the summit enjoys extensive views over Gloucestershire. Access across the land is taken via a series of cleared pathways, enjoyable both on foot and horseback.

The land is mapped as access land under the Countryside and Rights of Way Act 2000. For further information regarding the CROW Act 2000 please visit: <https://www.gov.uk/guidance/open-access-land-management-rights-and-responsibilities>





PLANNING

Full planning permission (10/01173/FUL) was granted in 2010 for the erection of stables with hay store, tack room, and equipment store, including change of use of land to private equestrian use. Construction work did not commence and therefore the application has now lapsed.

SERVICES

The land is not connected to mains water. We believe there to be a mains connection nearby.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME (BPS) & ENVIRONMENTAL STEWARDSHIP

There are no BPS Entitlements included in the sale and the land is currently not entered into any stewardship schemes.

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 or Local Authority.

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METHOD OF SALE

The land is For Sale by Way of Informal Tender with 'best and final' offers to be received by Noon on Thursday 1st September 2022 to the sole selling agents.

LEGAL COSTS

Each party will be responsible for their own legal costs. Please note there is a buyer's premium of £750 plus VAT payable in addition to the purchase price on exchange of contracts.

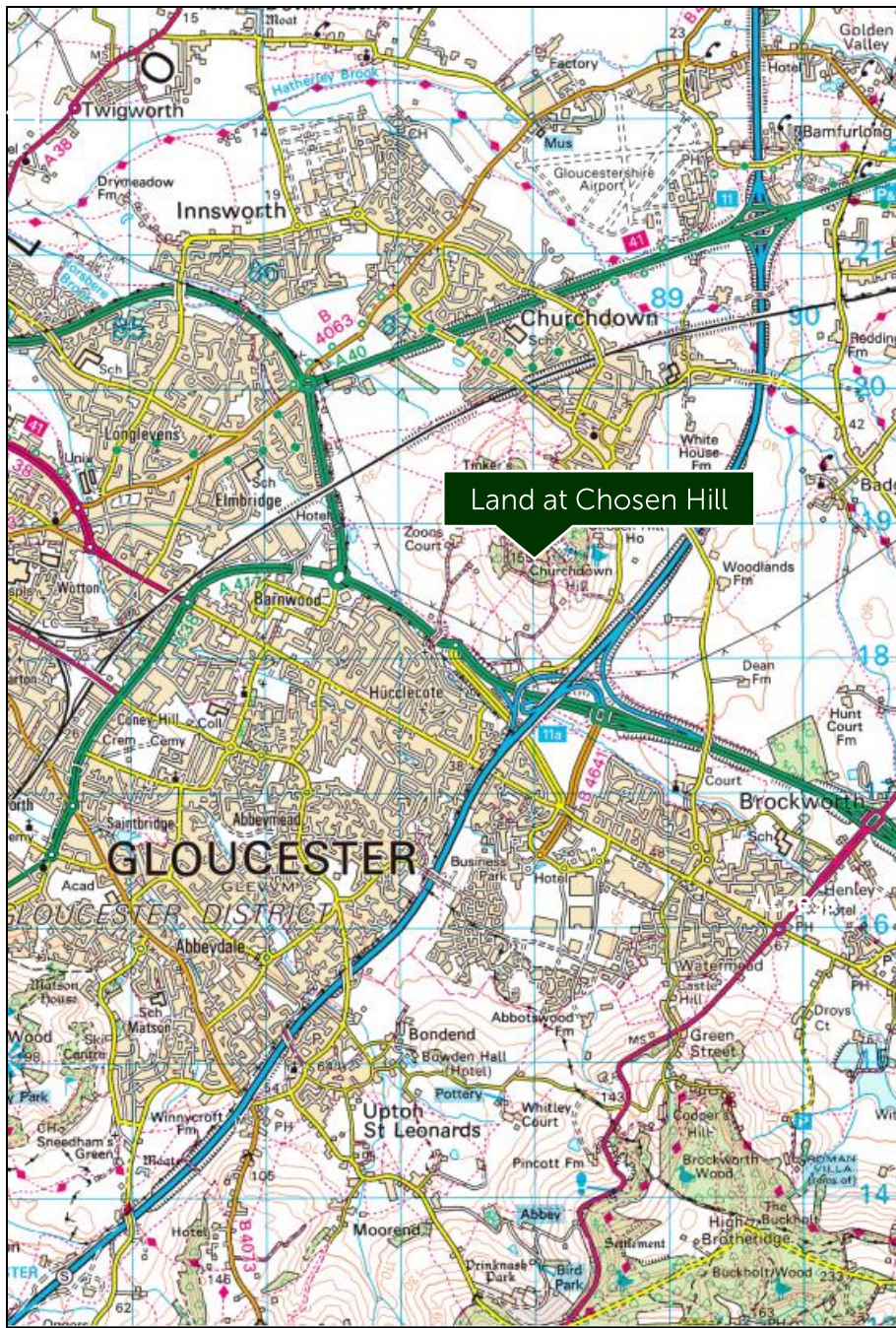
VIEWINGS & FURTHER INFOAMTION

All viewings are by appointment by contacting the sole selling agents Bruton Knowles; Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Archie Stray Tel: 01452 880000 E-mail: archie.stray@brutonknowles.co.uk

VAT

The property has not been elected for VAT





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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

Informal Tenders Closing Date: Noon on Thursday 1st September 2022

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 1st September 2022 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached form to archie.stray@brutonknowles.co.uk marked "**Land at Chosen Hill**"

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