

Land at Apperley Court

Apperley, Gloucester, GL19 4DH



**BRUTON
KNOWLES**

- Approximately 74 acres in total
- Available as a whole or in lots
- Extensive river frontage
- Potential for alternative uses (stp)

For Sale

brutonknowles.co.uk

Land at Apperley Court, Apperley, Gloucester, GL19 4DH

Guide Price £515,000 **Freehold**



Introduction

Approximately 74 acres of productive river meadow and pastureland, divided into several well-defined enclosures, with three fields benefiting from direct access onto the B4213 and extensive frontage to the River Severn.

The land is offered for sale as a whole or in two lots, as shown in these particulars. Alternative lotting arrangements will be considered, subject to agreement.



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Location

The land lies to the south-west of the popular village of Apperley, adjoining the B4213. Apperley is a well-served and attractive village offering a primary school, two public houses, a tennis court and cricket club, together with sailing and fishing opportunities on the nearby Rivers Severn and Avon.

The land occupies a convenient and accessible location, benefiting from direct roadside access and being within easy reach of the surrounding villages of Coombe Hill, Deerhurst, Tirley and Hasfield

Description

The land extends to approximately 74 acres of productive river meadow and permanent pasture, divided into five well-proportioned enclosures. There are three points of direct access from the B4213, which runs parallel with the southern boundary. The remaining enclosures are readily accessible internally via the adjoining fields, providing good access throughout the holding.

The western boundary follows the meandering River Severn, with the land benefiting from over 1,000 metres of river frontage. Owing to its proximity to the river, the land is susceptible to seasonal flooding. However, it provides valuable summer grazing and forage-making land, together with environmental and amenity appeal associated with its extensive river frontage.

	Acres	Hectares
Lot 1	56.26	22.77
Lot 2	17.41	7.04
Total	73.67	29.81

Alternative lotting arrangements will be considered

Planning Use

The land is situated within the Local Authority of Tewkesbury Borough Council and is designated as agricultural land.

Services

We understand the land is connected to a mains water connection with its own meter.

Tenure

Freehold with Vacant Possession.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

There is no overage clause proposed as part of the sale.

Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Wednesday 30th September 2026 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email to

eleonor.isaac@brutonknowles.co.uk

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. Several public footpaths cross the land.

Environmental Schemes

The land is entered into a Countryside Stewardship Scheme which expires in December 2026. The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion of the sale. The vendor will retain any payments payable up to completion of the sale. Further details are available from the vendor's agent.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles.

Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Subject to Contract August 2026

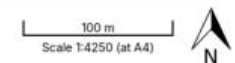
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken July 2026.

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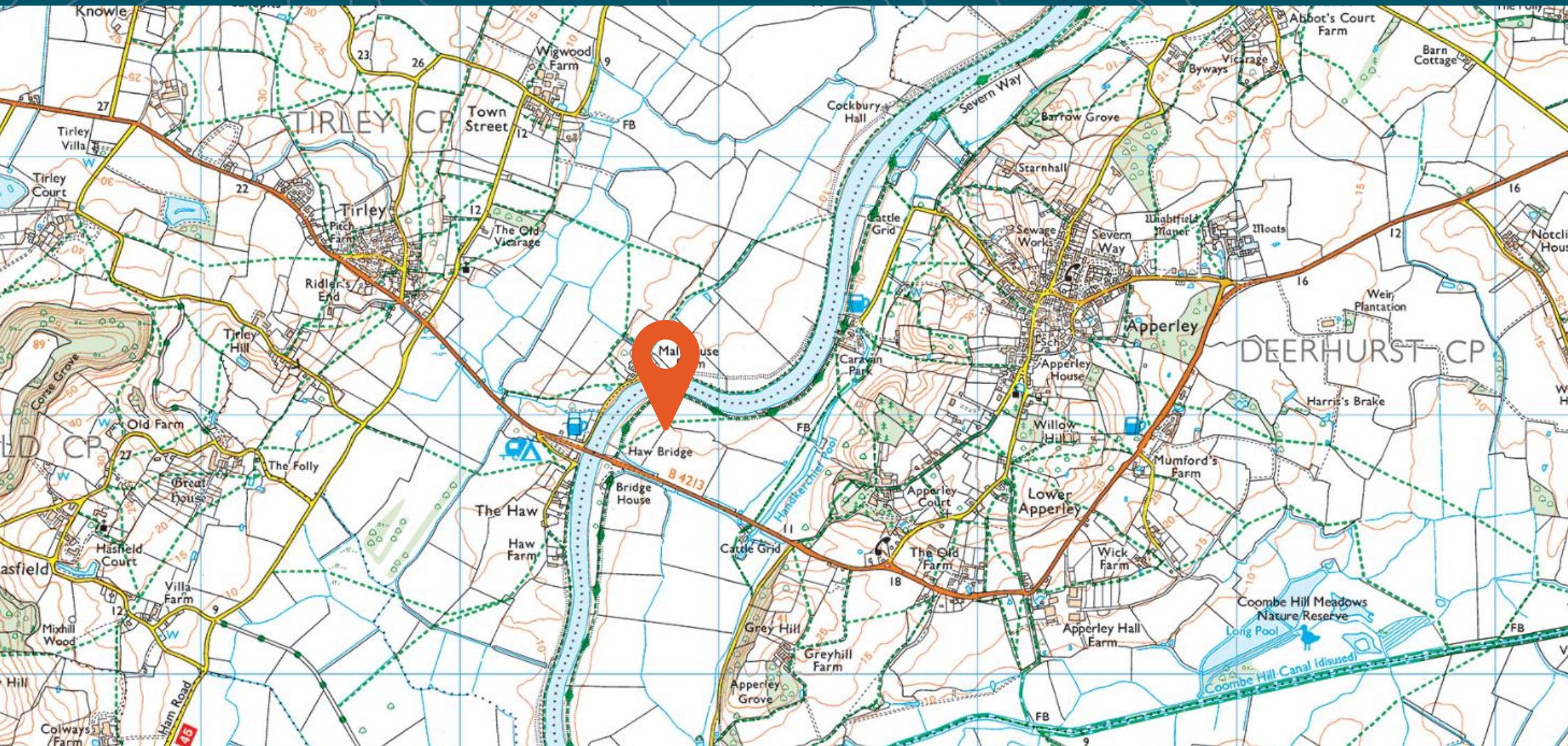
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T: 01452 880000



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/// what3words **shuttling.crops.honest**



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 registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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