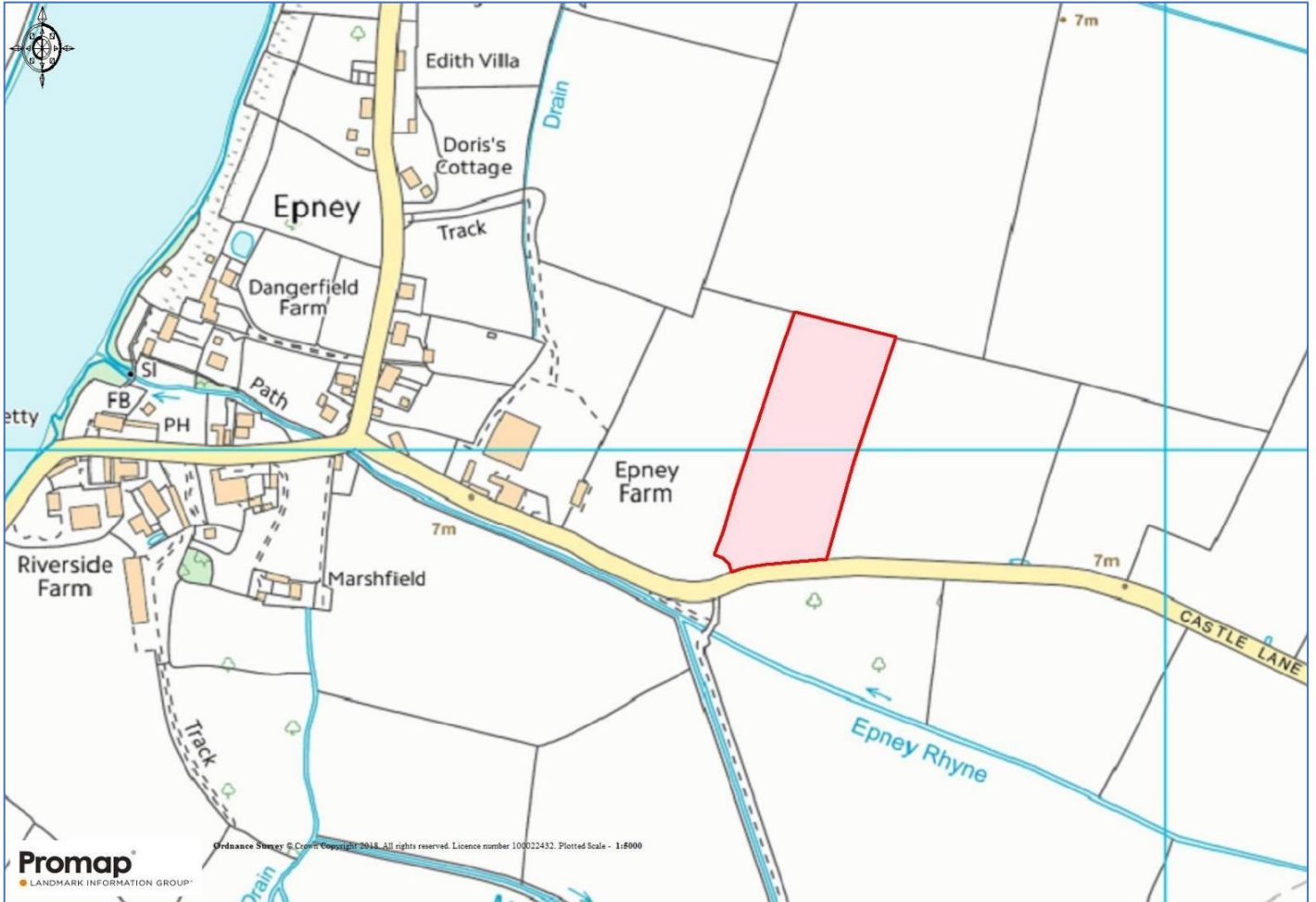




Voyce Pullin

Rural Property Agents



LAND AT EPNEY

CASTLE LANE, EPNEY, GLOUCESTERSHIRE, GL2 7LN

A rectangular level pasture field of 4.4 acres
with mains water supply and road access

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE – FRIDAY 3RD AUGUST 2018 AT 2PM

GUIDE PRICE – OIEO £40,000



Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 415397

RICS

www.voycepullin.co.uk

LAND AT CASTLE LANE, EPNEY, GLOUCESTERSHIRE, GL2 7LN

SITUATION: The land is located in the Parish of Longney and Epney approximately 8 miles to the south-west of Gloucester on the banks of the River Severn.

DIRECTIONS: The entrance to the land is on Castle Lane on the outskirts of Epney and is marked with a Voyce Pullin 'For Sale' board.

From the A38, take the Epney Road (Castle Lane) at the junction for The Old Airfield Industrial Estate. Follow the road to Epney. The entrance to the land can be found on the right-hand-side just before entering the village. For Sat Navs, the nearest postcode is GL2 7LN, however this will take you to the centre of Epney.

DESCRIPTION: A rectangular level parcel of pastureland amounting to 4.4 acres.

Well kept, the land is bordered by mature hedgerows and benefits from a mains-water supply with a galvanised trough to the right of the entrance gateway.

METHOD OF SALE: The land is offered by way of Informal Tender. All bids must be received in writing by the tender deadline of **Friday 3rd August 2018 at 2pm.**

TENURE & POSSESSION: The land is offered with Freehold Tenure and Vacant Possession upon completion.

SERVICES: Mains water is laid on to the land.

RIGHTS OF WAY, EASEMENTS & COVENANTS: The property is sold subject to any rights, benefits or incidents of tenure which affect it.

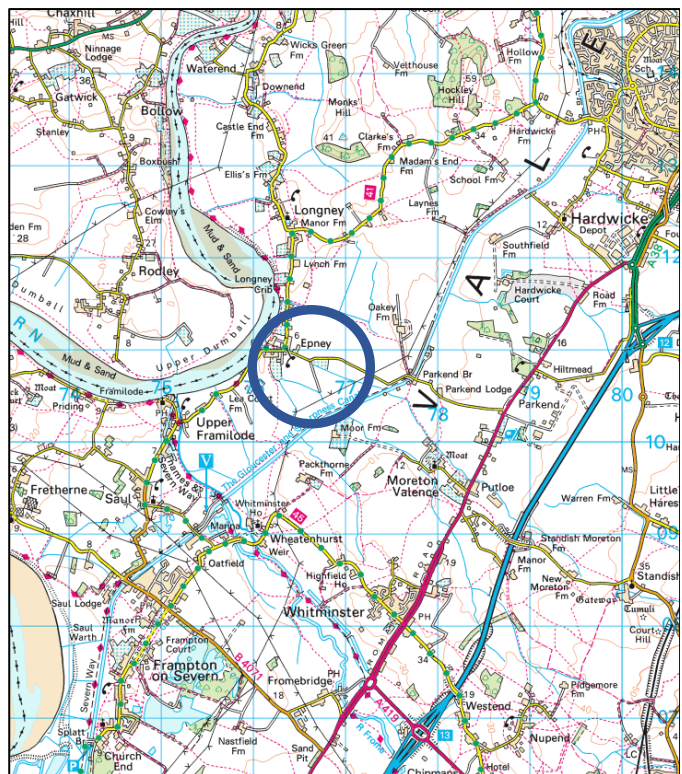
LOCAL AUTHORITY: Stroud District Council
Tel: 01453 766321 / www.stroud.gov.uk

ENVIRONMENTAL STEWARDSHIP: There is an existing Higher Level Stewardship Agreement in place with under two years left to run. Basic Payment Scheme Entitlements may be available by negotiation.

VIEWINGS: Interested parties are welcome to view the land during daylight hours with a set of these particulars to hand.

SOLICITORS: Mr Hugh Read, Leaper Prosser, 30 Bath Road, Stonehouse, GL10 2JA Tel 01453 791461.

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.



Important Notice: (to be read by all prospective purchasers):- Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Photographs taken & details prepared June 2018)