

V**P**

Voyce Pullin

Rural Property Agents



LAND AT FOX HILL TETBURY, GLOUCESTERSHIRE

5.30 acres of pastureland situated at the end of a quiet lane

TO LET BY INFORMAL TENDER

TENDER DEADLINE – FRIDAY, 30TH MARCH 2018 AT 2PM



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

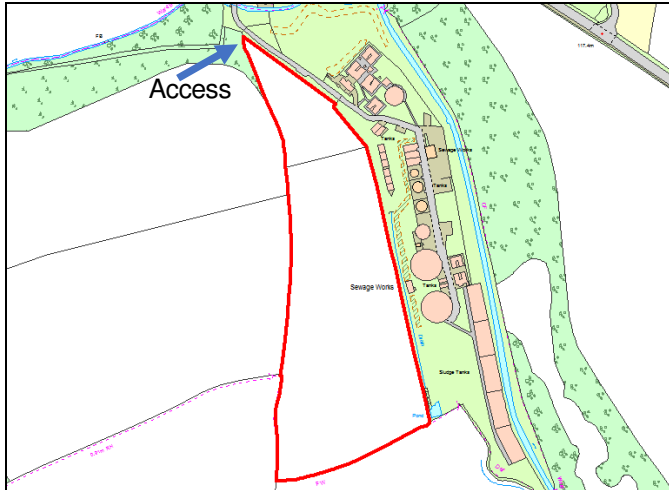
Tel: 01454 269486 Fax: 01454 415397

www.voycepullin.co.uk

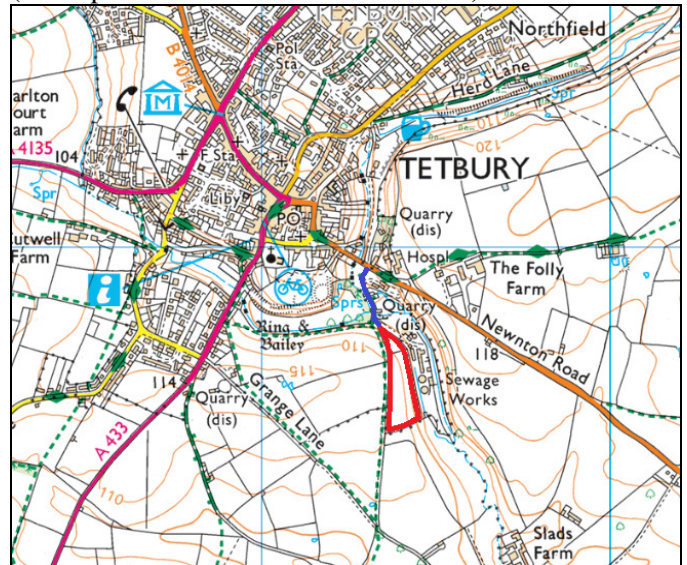
LAND AT FOX HILL, TETBURY, GLOUCESTERSHIRE

DIRECTIONS: The land is situated at the end of a no-through-road off Fox Hill (B4014 Tetbury–Malmesbury Road) on Tetbury's south-eastern fringe. The entrance will be identified by a Voyce Pullin 'To-Let' board (*nearest Postcode – GL8 8XA*).

DESCRIPTION: The land runs to 5.3 acres of permanent pasture and is perfectly suited for equine, smallholder or agricultural purposes.



(Principal access marked in blue below)



Gently sloping and level in parts, the lands' location at the end of a private track affords a great deal of privacy, while a natural corral at the northern end facilitates livestock movement.

METHOD OF LETTING: The land is to be let by way of Informal Tender as a whole. All bids must be received by Voyce Pullin in writing by the tender deadline on **Friday, 30th March 2018 at 2pm**.

TERMS OF THE TENANCY: It is the landlords' intention to seek a longer term (3-5 year plus). Information regarding the proposed Heads of Terms will be available from the agents upon request.

BASIC PAYMENT SCHEME: No Entitlement Units are available; however, it is understood that the land has been previously registered.

EASEMENTS, COVENANTS, RIGHTS OF WAY: The property is let subject to any rights, benefits or incidents of tenure which affect it. No Rights of Way are known to exist.

SERVICES: The land benefits from a mains water supply via a galvanised steel trough halfway along the eastern boundary.

VIEWING: Viewings must be accompanied by Voyce Pullin staff. To arrange a viewing, please contact Tim Barker (01454 269486).

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Landlords' Agents. This information is provided for reference purposes only. Potential tenants shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul any future agreement 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 tenants):- Voyce Pullin hereby gives notice for the tenant, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending tenants, 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 tenants 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 tenants 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 tenants or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the landlords 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 February 2018)