

**V****P**

# *Voyce Pullin*

*Rural Property Agents*



## **LAND OFF WOOD LANE NAILSWORTH, STROUD, GLOUCESTERSHIRE**

A unique opportunity to buy a productive block of pasture land situated on the edge of Nailsworth overlooking the town and surrounding countryside. The land would also be suited to a variety of alternative uses (subject to pp). Offered as a whole or in two lots.

**LOT 1 – 15.50 acres (6.28 Ha) approx.      LOT 2 – 6.77 acres (2.72 Ha) approx.**

**FOR SALE BY INFORMAL TENDER  
TENDER CLOSING DATE MONDAY 30<sup>TH</sup> JUNE 2014 AT 12 NOON**

**LOT 1 - £100,000-£150,000  
LOT 2 - OFFERS IN EXCESS OF £50,000**



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

Tel: 01454 269486 Fax: 01454 415397

[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

# LAND OFF WOOD LANE, NAILSWORTH, STROUD, GLOS, GL6 0HT

**DIRECTIONS:** From the B4014 Avening Road follow Wood Lane until it ends at the entrance to the land in front of you.

**LOT 1:** The entrance to Lot 1 is on the left hand side through the main entrance gate which a right of access will be granted. The land extends to approx. 15.50 acres of predominantly gently sloping pasture land overlooking Nailsworth with a small copse and natural spring water source located in the south east corner.



**LOT 2:** The entrance to Lot 2 is in the adjoining field to Lot 1 right of access will be granted from the main entrance gate to the new field entrance to be erected by the purchaser. The land includes a level area of pasture land former part of the old cricket pitch and the remainder being gently sloping pasture overlooking Nailsworth.



**TENURE AND POSSESSION:** The property is offered for sale with Freehold Tenure and subject to a Farm Business Tenancy due to expire on the 14<sup>th</sup> December 2014 (Notice to Quit served last year).

**VALUATION:** There will be no claim by the Vendor or the Purchaser in addition to the purchase price.

**SINGLE PAYMENT SCHEME (SPS):** The land is sold without SPS entitlements.

**PLANNING:** The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the local planning authority.

**EASEMENTS, COVENANTS, RIGHTS OF WAY:** The property is sold subject to any rights benefits or incidents of tenure which affect it. Lot 1 includes a bridleway and footpaths. Both Lot 1 (highlighted yellow) and Lot 2 (highlighted orange) will be granted a right of access across the retained land for agriculture, equestrian or recreational purposes only on foot and vehicular. Both lots will be subject to covenants restricting residential development to only one dwelling one each lot (or if purchased as a whole a maximum of one dwelling across both lots). Further information on the above is available from the Solicitors.

## CONDITIONS OF SALE:

**LOT 1** – Within 2 months of completion a gateway is to be erected at point A and stock proof fencing to be erected between points B and C with a gateway at the suitable point to ensure the bridleway is not blocked. Stock proof fencing is erected between points D and E. Also note below regarding points E to F.

**LOT 2** – Within 2 months of completion to erect a new stock proof fence between points G and H to include a 12ft gateway at point G. To erect a stock proof fence between points E and F with footpath access where required (if Lot 2 is not sold this obligation reverts to the new owner of Lot 1).

**SOLICITORS:** Kirsten Pratt of WSP Solicitors LLP  
Stokescroft, Cossack Square, Nailsworth, Glos, GL6 0DZ  
Tel: 01453 837387 Fax: 01453 835441  
[kirstenpratt@wspolicitors.com](mailto:kirstenpratt@wspolicitors.com)

**LOCAL AUTHORITY:** Stroud District Council  
T: 01453 766321 Website: [www.stroud.gov.uk](http://www.stroud.gov.uk)

**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.

**VIEWING:** Viewings are unassisted but you must confirm your details with the agent prior to viewing. In reasonable daylight hours whilst in possession of these particulars.

## 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 April 2014).

Oldbury  
Tel: 01454 269486

Lydney  
Tel: 01291 680068