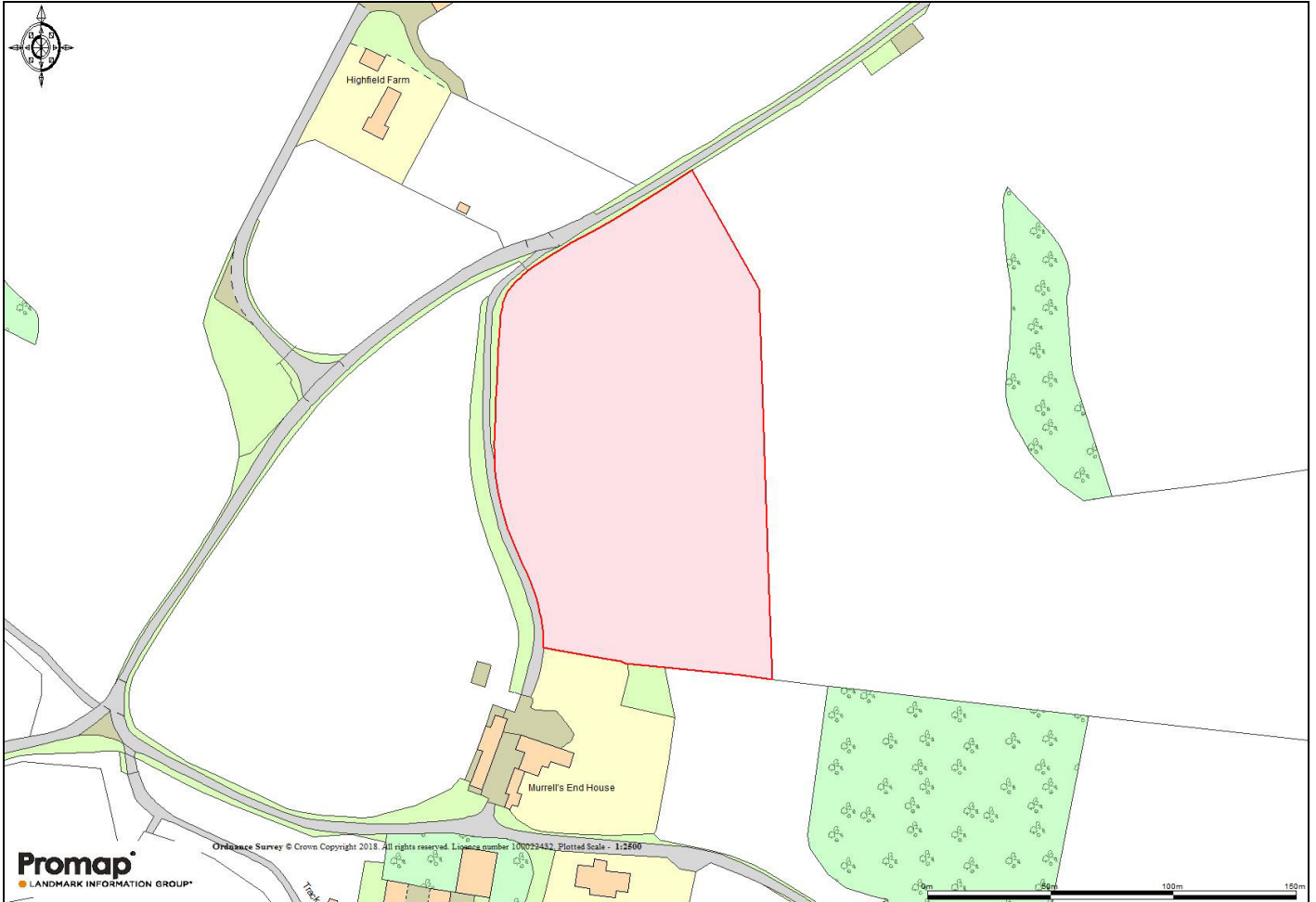




Voyce Pullin

Rural Property Agents



LAND AT MURRELL'S END REDMARLEY D'ABITOT, GLOUCESTERSHIRE

4.65 acres of gently undulating amenity land accessible via a quiet lane with far-reaching views across Gloucestershire. The land is offered for sale as a whole.

**FOR SALE BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY, 29th JUNE 2018 AT 2PM**

GUIDE PRICE - OFFERS IN EXCESS OF £50,000



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LAND AT MURRELL'S END, REDMARLEY D'ABITOT, GLOUCESTERSHIRE, GL19 3LR

DIRECTIONS: From the centre of Redmarley D'Abiot, proceed south along The Causeway/Durbridge Road, keeping the church on your left hand side. Proceed past the Village Hall. At the crossroads, head straight over continuing on the Durbridge Road. After approximately 1/3 of a mile the land will be on your left-hand side and accessed via a recess in the hedge from the road identified by a Voyce Pullin 'For Sale' board.

DESCRIPTION: Elevated above the surrounding countryside with fine, far reaching views to the east, the land at Murrell's End runs to approximately 4.65 acres of gently undulating permanent pasture held within a ring fence.

LOCATION: The land is located in the heart of the west Gloucestershire countryside, to the south of and just outside the Malvern Hills Area of Outstanding Natural Beauty.

ACCESS: The land is easily accessible from the quiet, single track Durbridge Road.

METHOD OF SALE: The land is offered by way of Informal Tender as a whole. All bids must be received by Voyce Pullin by the tender deadline on **Friday, 29th June 2018 at 2pm** using the tender form provided.

TENURE AND POSSESSION: The land is available for sale freehold with vacant possession on completion.

BASIC PAYMENT SCHEME, ENVIRONMENTAL STEWARDSHIP & STATUTORY DESIGNATIONS: The land is registered for the Basic Payment Scheme. Entitlements may be available by separate negotiation.

The land has not been included in any other Environmental Stewardship Schemes.

With the exception of the lands' inclusion within a Nitrate Vulnerable Zone, the land is not believed to be encumbered with any other historic, environmental or access statutory restrictions, however parties are encouraged to undertake their own investigations.

SERVICES: A mains supply is understood to be available circa 150m to the west. Parties are encouraged to undertake their own enquiries.

EASEMENTS, COVENANTS, RIGHTS OF WAY:

The property is sold subject to any rights benefits or incidents of tenure which affect it. We are not aware of any rights of way.

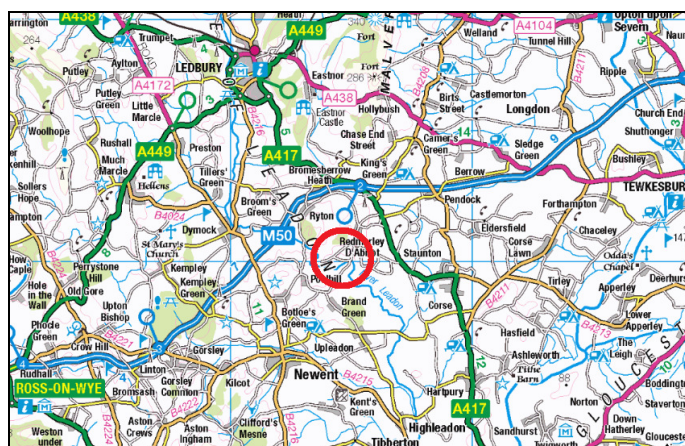
PLANNING: Forest of Dean District Council.

VIEWING: You are welcome to view the land at any reasonable hour with these particulars to hand.

UPLIFT/OVERAGE: No provision for uplift or overage has been included. The Vendors reserve the right to include one as part of any negotiation.

SOLICITORS: To be confirmed at the time of publishing. Details will be available from the selling agents.

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 May 2018)