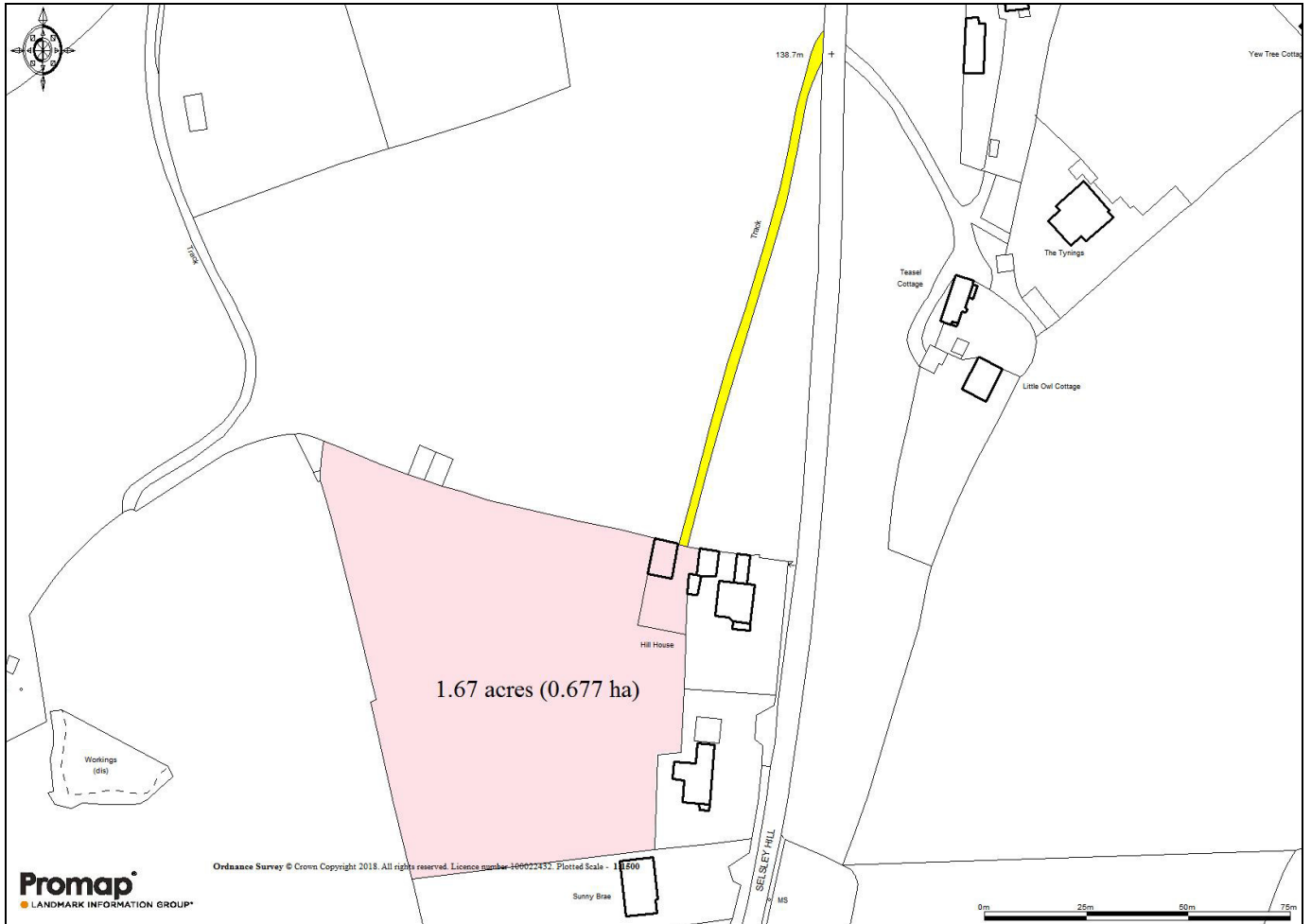




# Voyce Pullin

Rural Property Agents



## LAND AND BUILDING SELSLEY COMMON, STROUD, GLOUCESTERSHIRE

A single parcel of permanent pasture with far-reaching views extending to 1.67 acres, together with a private, secure traditional stone building and associated yard

**FOR SALE BY INFORMAL TENDER**  
**TENDER DEADLINE – FRIDAY, 1<sup>ST</sup> JUNE 2018 AT 2PM**

**GUIDE PRICE £50,000 - £100,000**



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 AND BUILDING SELSLEY COMMON, STROUD, GLOUCESTERSHIRE

**DIRECTIONS:** The land and building is located on the eastern edge of Selsley Common accessible via a track from the B4066 Selsley to Pen Hill road. The property is set back from the road and will be identified by a Voyce Pullin 'For Sale' board. (Nearest Postcode – GL5 5LL)

**DESCRIPTION:** High up on Selsley Common, the land runs to 1.6 acres of pasture with views over the Stroud Valley and beyond.

In addition, the property includes a 1,000 sq ft secure stone and block building currently used as a small workshop. The building benefits from a concrete floor, tin roof and door. Outside is a small enclosed yard comprising a further 2,000 sq ft of outside space.



**ACCESS:** Vehicular access is available via an unmetalled track across Selsley Common. The access has been enjoyed for over a century. A right by prescription is believed to exist.

**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, 1<sup>st</sup> June 2018 at 2pm** using the Tender Form provided.

**TENURE AND POSSESSION:** The land is to be sold Freehold with Vacant Possession upon completion.

**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 such encumbrances.

**SERVICES:** Mains electric is laid on. A mains water supply is believed to be present in the vicinity.

**VIEWING:** The land may be viewed at any reasonable hour by persons in possession of these particulars. Internal access to the building is not available, however further internal photographs are available from the agents.

**UPLIFT CLAUSE:** There shall be no uplift clause

**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.



**SOLICITORS:** WSP Solicitors, 3-7 Rowcroft, Stroud, Gloucestershire, GL5 3BJ

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**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 April 2018)