



Voyce Pullin

Rural Property Agents



LAND AT OLDcroft LYDNEY, GLOUCESTERSHIRE

A rare opportunity to purchase 4 unique parcels of amenity land in a village location with direct access to the Forest of Dean. The land is offered for sale as a whole or in lots to suit.

FOR SALE BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY, 22nd JUNE 2018 AT 2PM



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

Tel: 01454 269486 Fax: 01454 415397

www.voycepullin.co.uk

LAND AT OLDCROFT, LYDNEY, GLOUCESTERSHIRE, GL15 4LG

DIRECTIONS: From All Saints Church on Viney Hill, bear left onto St Swithins Road and proceed south to the Hamlet of Oldcroft. At the 'T' junction (identified by a concrete bus stop with a tiled roof, lots 2, 3 and 4 will be in front of you. Lot 1 will be to your right along St Swithins road 100 yards up on your left hand side. All lots are marked with Voyce Pullin 'For Sale' Boards.

DESCRIPTION: Four unique lots totalling 2.86 acres available as a whole or in lots to suit with direct and easy access to over 20,000 acres of riding out across the Forest of Dean, which was designated as 'open access' under the Countryside Rights of Way Act 2000 (CRoW).

Each lot has for many years been held under licence for equine purposes and benefits from access for all purposes either directly from St Swithins Road or via land held by the Forestry Commission.

Lot 1 – A gently sloping paddock used principally for equine purposes with views down to the Severn Estuary. Less than 100 yards away and accessible via a single-track lane lies an entrance into the Forest of Dean. Please note that the existing loose-boxes are due to be removed.

Lot 2 – Private, gently sloping and bordering Plummers Brook is a remarkably tranquil paddock hidden from view with access taken across land held by the Forestry Commission.

Lot 3 – A level paddock benefitting from access over Forestry Commission land to the expansive Forest of Dean just 130 yards away.

Lot 4 – A paddock at Clockhouse Tump, level and with easy access to the Forest of Dean.

LOCATION: All four lots are located in and around the hamlet of Oldcroft.

ACCESS: Each lot is accessible via land in the ownership of the Forestry Commission. We are given to understand that these rights of access extend to access on foot, with livestock and to mechanised vehicles.

Enquiries regarding access should be directed to the Vendors' solicitor in the first instance.

METHOD OF SALE: The land is offered by way of Informal Tender as a whole or in four lots. All bids must be received by Voyce Pullin by the tender deadline on **Friday, 22nd June 2018 at 2 pm** using the tender form provided.

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

BASIC PAYMENT SCHEME: The land has not been registered for the Basic Payment Scheme.

Oldbury
Tel: 01454 269486

SERVICES: The land does not benefit from a water supply. Potential purchasers are free to make their own enquiries with the local authorities.

EASEMENTS, COVENANTS, RIGHTS OF WAY:

The property is sold subject to any rights benefits or incidents of tenure which affect it. Further information is available from the Vendors Solicitors. We are not aware of any rights of way affecting any lot.

PLANNING: The land is situated within the remit of the Forest of Dean District Council. Purchasers are encouraged to make their own enquiries with regard to planning and development opportunities.

VIEWING: You are welcome to view the land at any reasonable hour, on foot only and with particulars to hand

UPLIFT/OVERAGE: No provision for uplift or overage has been included within these particulars. The Vendors reserve the right to include one as part of any negotiation which may take place.

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: Mr John Fisher, Davies & Partners, Rowan House, Gloucester, GL4 3RT (01452 612345).



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)

Lydney
Tel: 01291 680068