



# Voyce Pullin

Rural Property Agents



## THE LIDDICKS

Land at Hardwicke Road, Longney, Gloucester, GL2 3SH

A useful permanent pasture enclosure of approximately 3.70 acres  
with gated road frontage, mains water,  
timber and steel livestock shelter.

**FOR SALE BY INFORMAL TENDER**  
**TENDER DEADLINE – FRIDAY, 15<sup>TH</sup> MAY 2026 (2.00 PM)**

**GUIDE PRICE OF £75,000**

Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL  
Tel: 01454 269486

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

## THE LIDDICKS, HARDWICKE ROAD, LONGNEY, GLOUCESTERSHIRE, GL2 3SH

**DESCRIPTION:** The Liddicks comprises of a single enclosure of permanent pasture extending to approximately 3.70 acres with gated roadside frontage with a steel and timber livestock shelter/fodder store in need of repair.

**LOCATION/DIRECTIONS:** The land is located adjacent to the Hardwicke Road that joins Longney to Quedgeley, approximately ½ mile from the village of Longney. The nearest postcode is GL2 3SH and the What3Words Location is: epic.polished.irritated.

From the A38 turn off along Castle Lane (just south of the Crosskeys Roundabout). At the T junction turn right, continue to the grass triangle junction and again turn right. The paddock is then on your left hand side just before the postcode quoted.

**ACCESS:** Directly off of the Hardwicke Road via a recessed galvanised gate.

**SERVICES:** The land is sold with an existing mains water supply.

**SPORTING, TIMBER & MINERAL RIGHTS:** All sporting, timber and mineral rights are included.

**ENVIRONMENTAL SCHEMES:** The land is not currently entered into any scheme that may be available.

**PLANNING:** Potential purchasers are free to make their own enquiries of the Local Planning Authority.

**LOCAL AUTHORITY:** Stroud District Council.

**TENURE & POSSESSION:** The land is offered for sale Freehold with Vacant Possession upon completion. The vendors reserve the right to instruct Contractors to take a cut of fodder during the marketing period and up until the date of completion. This will be undertaken for management and maintenance purposes only the crop remaining the property of the Vendor.

**VIEWING:** Daylight hours with a copy of the particulars to hand.

**EASEMENTS, COVENANTS, RIGHTS OF WAY:** The land is sold subject to any rights, benefits or incidents of tenure which affect it.

**METHOD OF SALE:** The property is offered by way of Informal Tender as a whole. All bids must be received by the selling agents Voyce Pullin by the tender deadline of **Friday, 15<sup>th</sup> May 2026 at 2pm** using the Tender Form provided.

**UPLIFT CLAUSE:** An uplift clause in the sum of £50,000 (index linked) will be payable to the Vendor on a successful application via full or class Q permission for one residence being built on the property for a period of 15 years. Subject to the level of offer this clause is negotiable, please contact the Agent for further information.

**SOLICITORS:** Willans LLP Solicitors, 34 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ  
FAO: Mr John Fisher, Tel: 01242 514000

The Solicitors will prepare Contracts of sale by the date of acceptance. The purchaser will be asked to confirm that they have funds in place to complete the transactions within 2 months or earlier following acceptance of their offer. The Vendor is not obliged to accept the highest or any offer made.

**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. (Details finalised March 2026)

Lydney  
Tel: 01291 680068



Oldbury  
Tel: 01454 269486