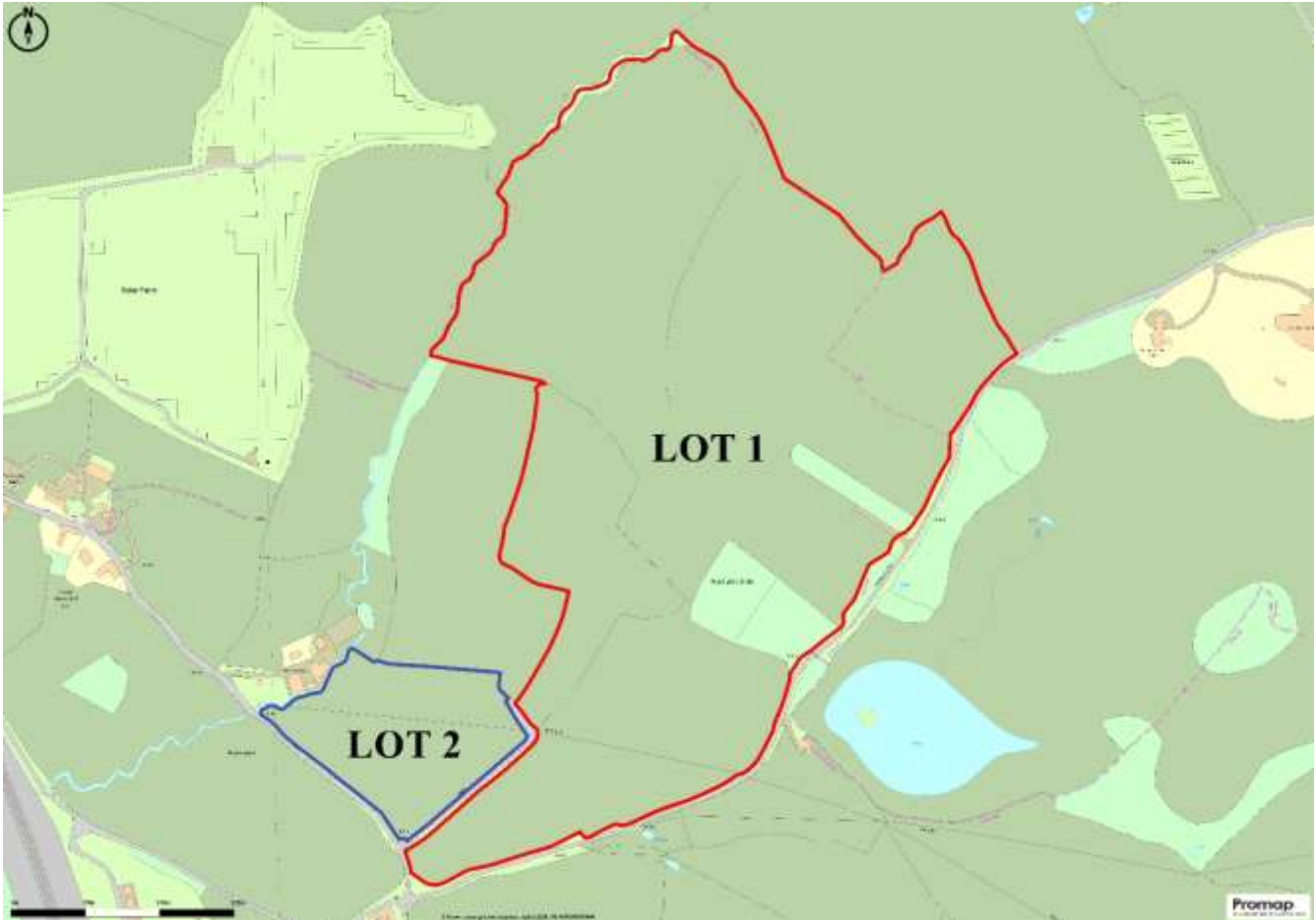




Voyce Pullin

Rural Property Agents



LAND OFF SWINHAY LANE HOWLEY, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE

A wonderful block of 74.04 acres currently down to grassland and woodland available as a whole or in 2 lots.

FOR SALE BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY, 5TH JUNE 2026 (2.00 PM)

GUIDE PRICE OF £750,000

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

www.voycepullin.co.uk

LAND OFF SWINHAY LANE, HOWLEY, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE

DESCRIPTION: The land comprises of a good block of versatile level grade 3 ground which is currently down to grassland and woodland, but has previously been within arable rotation, with several roadside accesses, available as a whole or in 2 lots.

LOCATION: The land is located adjacent to Swinhay Lane being located to the North West of the Town of Wotton-Under-Edge, between the villages of North Nibley and Charfield.

DIRECTIONS: The nearest postcode is GL12 8EY and the What3Words location is: relate.fatherly.plot

From the M5 exit at Junction 14 and head onto the B4509 (Charfield Road) towards Wickwar and Yate. After 2 miles at the roundabout take the first exit onto Wotton Road towards Wotton-Under-Edge. After 0.7 miles turn onto Swinhay Lane, on which the land is located approx. after 0.8 miles on your righthand side.

ACCESS: Directly off of Swinhay Lane via several roadside access points and a joint access track between the two lots.

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 take or sell the growing crop 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: During daylight hours with a copy of the particulars to hand. Please contact the agents if you require further assistance.

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 or in 2 lots. All bids must be received by the selling agents Voyce Pullin by the tender deadline of **Friday, 5th June 2026 at 2pm** using the Tender Form provided.

UPLIFT CLAUSE: The property will be sold subject to an uplift clause of 25% of any increase in value on the grant of any planning permission or permitted development for any non-agricultural purposes for a period of 25 years.

SOLICITORS: Loxley Legal Solicitors, Langford Mill, Kingswood, Wotton-Under-Edge, Gloucestershire, GL12 8RL

FAO: Mr Andrew Baskerville

Tel: 01453 700620

Email: andrew.baskerville@loxleylegal.com

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 April 2026)

Lydney
Tel: 01291 680068



Oldbury
Tel: 01454 269486