



**Land at Greenway Lane,  
Charlton Kings, Cheltenham**

**BK** | Bruton  
Knowles

# Land at Greenway Lane Charlton Kings Cheltenham

*A rare opportunity to acquire a ringfenced block of pasture land extending to approximately 14.21 acres in a highly desirable location.*

- Cheltenham—2.3 miles
- Gloucester— 10.9 miles
- Stroud—15.2 miles
- Bristol - 44.0 miles

The farmland extends to approximately 14.21 acres and could be split into various lots subject to further negotiations .

## LOCATION

The land is located on a semi-rural land in Battledown, an estate on the outskirts of Cheltenham, Gloucestershire. It is located 2.6 miles east of Cheltenham Town Centre and 13.9 miles north of Cirencester Town Centre. The land is well connected being situated 5.4 miles west of



## DESCRIPTION

The land is gently sloping Grade 3 permanent pasture, extending to approximately 14.21 acres (5.75 hectares). The accessway is to be retained by the vendors. There will however be a full right of access, both vehicular and on foot granted.

There is a public footpath crossing the land diagonally which has been securely fenced.

A 1.00 acre parcel is being retained by the vendor as per the sale plan. The new boundary will need to be marked out before completing on a sale.

## AGRI ENVIRONMENTAL SCHEMES

The land is currently not entered into any environmental schemes.

## SERVICES

We understand there is a water connection in the land being

retained. A connection would be available by separate negotiation.

## VIEWINGS

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling



## OVERAGE CLAUSE

The land is currently subject to an overage clause of 25% for any non agricultural/ equestrian use, with the exemption of two residential dwellings, expiring in 2044. The vendor will retain the right to the two dwelling exemption. An additional 10% uplift for any non agricultural or equestrian use shall apply to the land until 2044.

## LEGAL COSTS

Each party is responsible for their own legal costs. Please note there is a buyer's premium of £750 plus VAT payable by the purchaser to Bruton Knowles in addition to the purchase price.

## VAT

The property is not elected for VAT.  
agents.

**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are

## HEALTH AND SAFETY

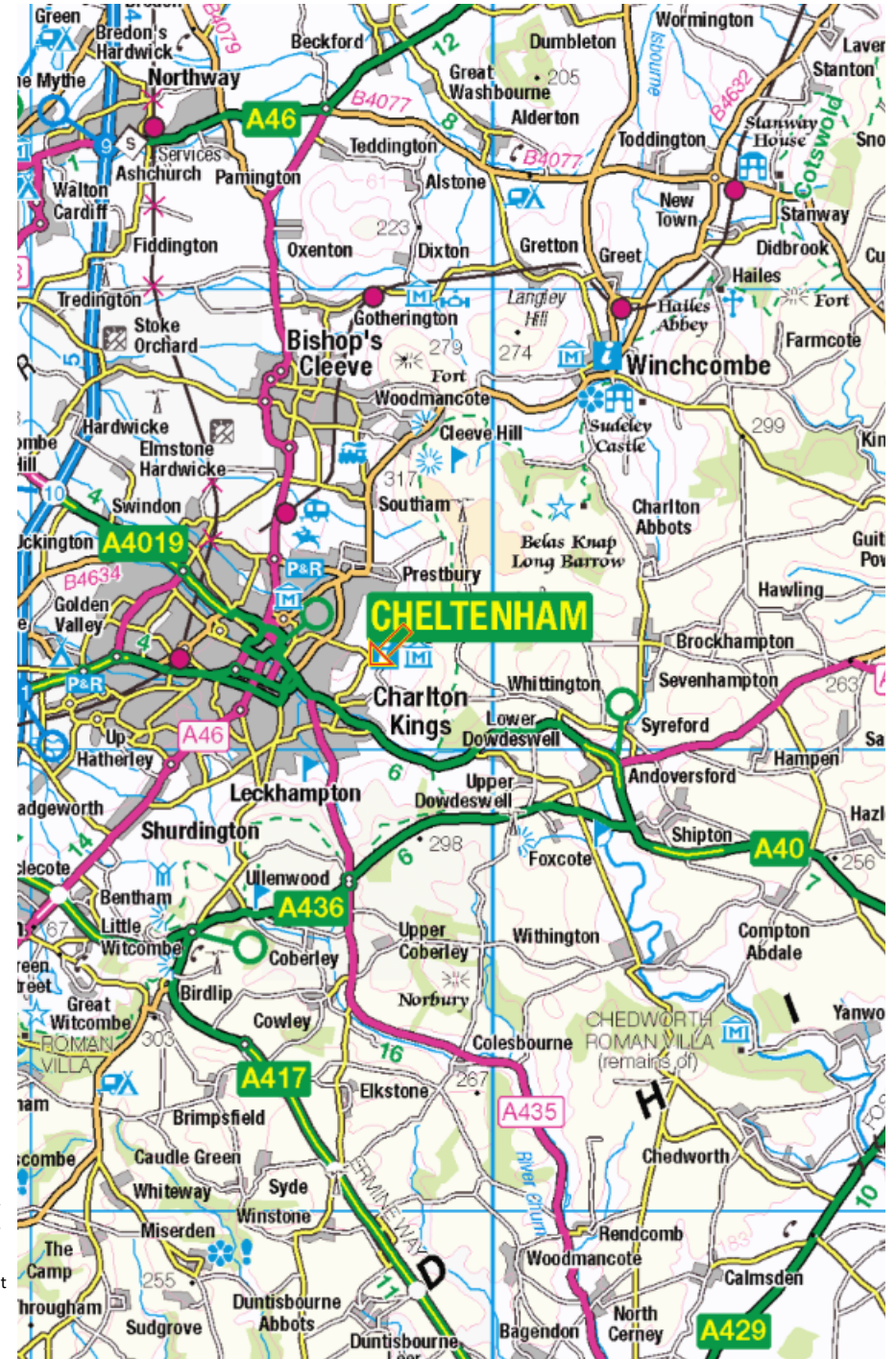
Given the potential hazards of a working farm, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

## OFFERS

The property is For Sale by way of Formal Tender, and 'best and final' offers are to be received by Noon on Friday 16th August 2024 to the sole selling agents on the tender form attached at the rear page and to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)



**Bruton Knowles Gloucester**

Olympus House, Olympus Park,  
Quedgeley, GL2 4NF

01452 880000

**Ellie Isaac MRICS**

[eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)



**FORM OF FORMAL TENDER – Land at Greenway Lane, Charlton Kings, Cheltenham**

**Informal Tenders Closing Date: Noon on Friday 16<sup>th</sup> August 2024**

**Subject to Contract**

I/We offer the sum of: \_\_\_\_\_  
\_\_\_\_\_ *(figures and words)*

I accept the proposed overage clause Yes  No

This is my/our best and final offer.

Complete as appropriate:

- My/Our position is:
- 1. Cash Purchaser(s)
  - 2. Finance required (no property to sell)
  - 3. Subject to sale of current property
  - 4. Other

**SOLICITOR  
DETAILS**

My/Our Solicitor: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YOUR DETAILS**

Name: \_\_\_\_\_ *Please Print*  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Tel No: (H) \_\_\_\_\_ (W) \_\_\_\_\_ Ext \_\_\_\_\_ Date \_\_\_\_\_  
Email: \_\_\_\_\_ @ \_\_\_\_\_  
Signed: \_\_\_\_\_

This form is to be returned no later than 12 Noon on Friday 16<sup>th</sup> August 2024 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or eleanor.isaac@brutonknowles.co.uk. Please mark the envelope/email “**Land at Greenway Lane/ERI**”

**NB** The Vendors do not bind themselves to accept this or any other offer whether higher or lower.