

Land at Brown's Piece, Wotton Under Edge, Gloucestershire, GL12 7EY

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A single block of permanent pasture land extending to 11.02 acres (4.46 ha)

LOCATION

The land is located on the southern edge of Wotton Under Edge nestled between two residential areas. The land is approximately 4.50 miles west of J14 of the M5 motorway, 9.50 miles south of Stroud, 7.50 miles north west of Thornbury and 17.00 miles north of Bristol.

The land is accessed off Clarence Road, a single track public highway that leads on to Brown's Piece with a field gate providing access to the land. Access can also be obtained via Water Lane over an established right of way as shown shaded blue on the attached plan.

DESCRIPTION

The land is a single block of sloping permanent pasture with access off a single track lane from Clarence Road and a right of way from Water Lane as noted above. The land is classified as Grade 3 on the land classification maps and is a slightly acid loamy and clayey soil with impeded drainage of moderate to high natural fertility. The land is in permanent pasture with some trees and scrub present and is bounded by mature hedges and fencing to all boundaries. There are footpaths crossing the land which are used by residents of Wotton under Edge.

TENURE

Freehold with vacant possession upon completion.

SERVICES

There are no mains services connected to the land. A mains water connection is located nearby but potential purchasers are advised to make their own enquiries with the local water provider.

BASIC PAYMENTS SCHEME (BPS)

No BPS is claimed on the land.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into any stewardship scheme.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running across the property.

DEVELOPMENT UPLIFT

The sale contract will include a uplift clause to the effect that if planning consent is granted for anything other than private equestrian or agricultural use, within 25 years, the Vendors and their successors in title will be due a payment of 25% of the enhanced value.

METHOD OF SALE

The property is For Sale by Private Treaty. Please submit offers in writing to Ben Compton or Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to:

ben.compton@brutonknowles.co.uk

or

eleanor.isaac@brutonknowles.co.uk

LEGAL

Each party is to bear their own legal costs incurred with this transaction.

COSTS

There will be a £750 plus vat buyer's premium payable by the purchaser of each lot sold in addition to the purchase price.

VAT

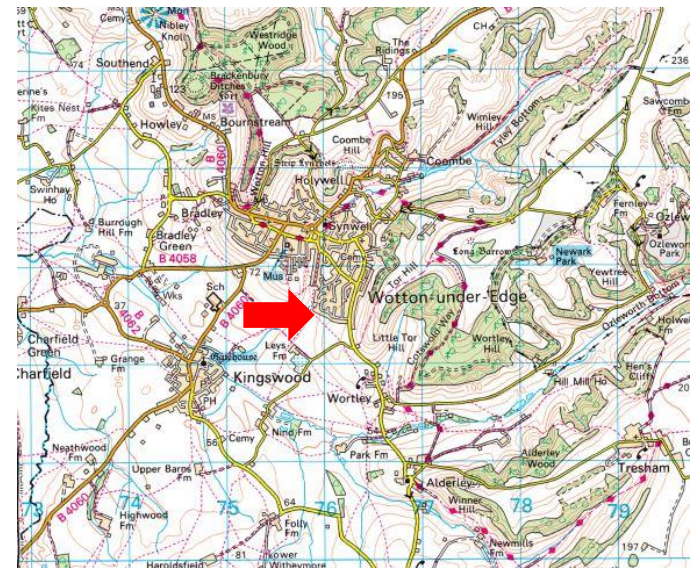
The property has not been elected for VAT.

FURTHER INFORMATION

Local Council: Stroud District Council Tel: 01453 766 321

VIEWINGS

Viewings are strictly by prior arrangement with Bruton Knowles.



Bruton Knowles, Olympus House,
Olympus Park, Quedgeley,
Gloucester GL2 4LY
01452 880000

Eleanor Isaac
Ben Compton