

Crab Orchard, Stroud Road, Painswick, Gloucestershire

Crab Orchard, Stroud Road, Painswick

A rare opportunity to buy a small parcel of land on the edge of Painswick

LOCATION

The land is located to the south west of Painswick with direct access off the A46 (Stroud Road) via a field gate. Stroud Road connects Stroud and Cheltenham to the south and north, being 4 miles and 10 miles respectively. Junction 13 of the M5 is approximately 9 miles to the south west providing network links to Bristol and Birmingham.

- Stroud – 4 miles
- Gloucester – 6 miles
- Cheltenham – 10 miles
- Bristol – 43.5 miles

DESCRIPTION

The property comprises a single block of woodland with a few pasture clearings, some garden land and a timber storage building in poor condition. The woodland has not been managed and comprises of various broadleaf species. According to the Agricultural Land Classification Maps, the land is Grade 3 land and lies over slightly acid but base rich loamy and clayey soils which is slowly permeable and with areas of seasonally wet ground. The land is within the Cotswold Area of Outstanding Natural Beauty. Wash Brook runs along the western boundary of the property from north to south. There is a public footpath along part of the eastern

boundary as well as drainage easements running under the land from the adjacent sports ground.

TENURE

The land is to be sold freehold with vacant possession upon completion.

SERVICES

We do not believe the property to be connected to mains water.

BASIC PAYMENTS SCHEME (BPS)

The land is not claimed under the Basic Payment Scheme. There are to be no Entitlements included within the sale.

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

There is a proposed overage clause of 25% over 25 years for any non-agricultural or equestrian use.

METHOD OF SALE

The property is For Sale by Informal Tender. 'Best and final offers' to be submitted on the enclosed Tender form to Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to eleonor.isaac@brutonknowles.co.uk before noon on Tuesday 29th March 2022.

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 in addition to the purchase price.

VAT

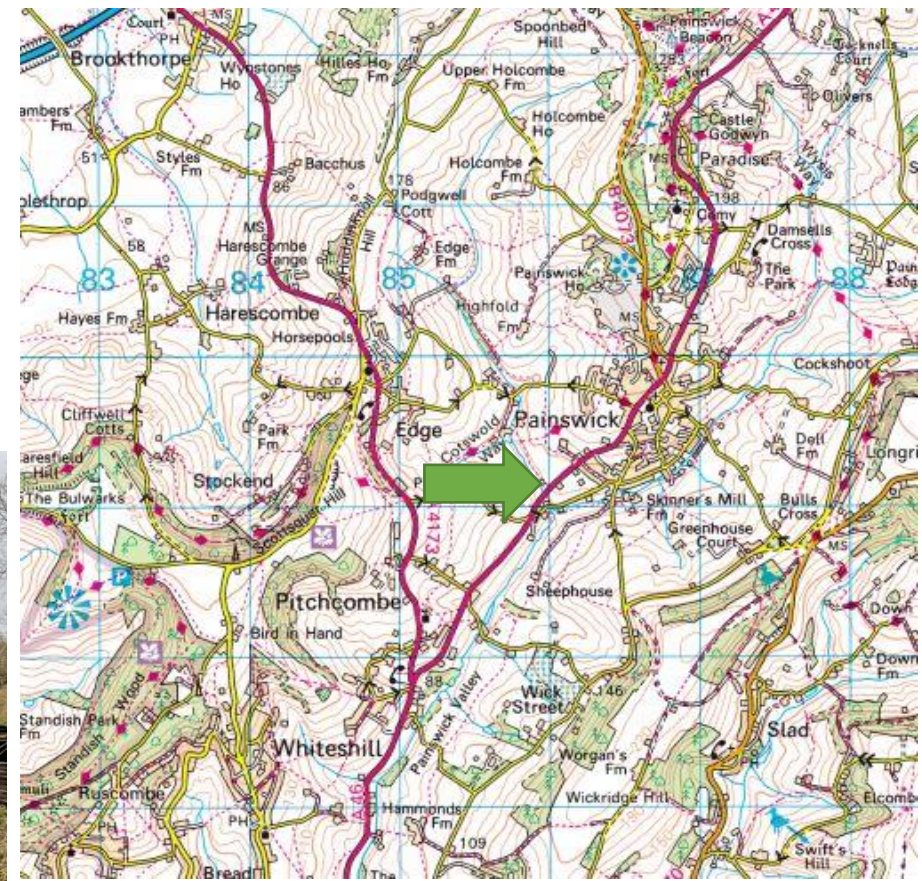
The property has not been elected for VAT.

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 800000

Eleanor Isaac
 01452 880076
eleanor.isaac@brutonknowles.co.uk

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

FORM OF INFORMAL TENDER – Crab Orchard, Stroud Road, Painswick

Informal Tenders Closing Date: Noon on Tuesday 29th March 2022

Subject to Contract

I/We offer the sum of: _____

(figures and words)

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**

Name: _____
Please Print

Firm Address: _____

Email: _____

Phone: _____

YOUR DETAILS

Name: _____
Please Print

Address: _____

Tel No: (H) _____ (W) _____ Date _____

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Tuesday 29th March 2022 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached form to eleanor.isaac@brutonknowles.co.uk marked "Crab Orchard "

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