



Land at Barton End, Shipton's Grave Lane, Nailsworth, GL6 0QF

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A block of equestrian pasture land extending to 4.36 acres (1.76 ha)

LOCATION

The land is located on the outskirts of Barton End, a Cotswold village just south of Nailsworth in Gloucestershire. The land is accessed off Shipton's Grave, with no right of access through Barton End Farm. The property is well located being 0.1 miles from the A46 which connects Stroud and Bath. A connection to the M5 is accessible at junction 13, which lies 9.3 miles to the north east. The M5 provides a good network link between Bristol and Birmingham. The M4 is also accessible at junction 18, which lies 14 miles to the south, providing links to Bristol and Swindon.

- Stroud – 5.7 miles
- Gloucester – 15 miles
- Cheltenham – 19 miles
- Bath – 25 miles
- Bristol – 27 miles

DESCRIPTION

The land is a single block of gently sloping pasture land with scenic views across the Nailsworth valley. The property was previously part of Barton End Farm. There are no access rights granted through the farm. The field has its own access off Shipton's Grove Lane. The field is bound by post and rail fencing which will need some repairs in places. According to the Agricultural Land Classification Maps, the land is Grade 3 over slightly acid loamy clayey soil with free drainage

TENURE

Freehold with vacant possession upon completion.

SERVICES

We believe the land to be connected to the main farm supply. The supply is to be submetred within 3 months of completion at the buyers cost.

BASIC PAYMENTS SCHEME (BPS)

The land is registered with the Rural Payment Agency. BPS is claimed over the land and the 2023 payment will be retained by the sellers. There are no Entitlements included in 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.

DEVELOPMENT UPLIFT

An uplift clause will be included in the sale contract for 30% of the uplift in value on grant of planning for alternative use for 30 years.

METHOD OF SALE

The property is For Sale by Informal Tender as a whole or in Lots to be determined. 'Best and final offers' to be submitted on the Tender form to Bruton Knowles, Olympus House, Olympus Business Park, Gloucester, GL2 4NF or email to eleonor.isaac@brutonknowles.co.uk before Monday 16th October 2023.

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
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FORM OF INFORMAL TENDER – Land at Shipton’s Grave, Barton End, GL6 0QF

Informal Tenders Closing Date: Noon on Monday 16th October 2023

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 Monday 16th October 2023 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or eleanor.isaac@brutonknowles.co.uk. Please mark the envelope/email "**Land at Shipton’s Grave/ERI**"

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