



Land at Birdlip, Old Cirencester Road, Gloucestershire, GL4 8JL

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A block of organically managed pasture land extending to 31.96 acres (12.93 ha)

LOCATION

The site is located on the southern edge of the semi-rural village of Birdlip which lies within the Cotswold District of Gloucestershire. The village is well connected and sits some 8 miles east of Gloucester and 7 miles south of Cheltenham, and is located in close proximity to A417 with direct links to Cirencester and beyond.

- Cheltenham – 7.3 miles
- Gloucester – 8.3 miles
- Stroud – 9.1 miles
- Bristol – 41 miles

DESCRIPTION

The land is naturally spilt into three parcels, available as separate lots or as a whole. The land is currently under organic management. It is bound by mature hedgerows and post and wire fencing. The land is accessed directly off the Old Cirencester Road. According to the Agricultural Land Classification Maps, the land is Grade 3 over slightly acid loamy clayey soil with free drainage.

- Lot 1 – 10.27 acres
- Lot 2 – 7.16 acres
- Lot 3 – 14.53 acres

TENURE

Freehold with vacant possession upon completion. The shooting rights for the land have been let to a third party until 1st February 2024.

SERVICES

The land is not connected to mains water. However, we believe there to be a main water connection nearby.

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 30th 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.

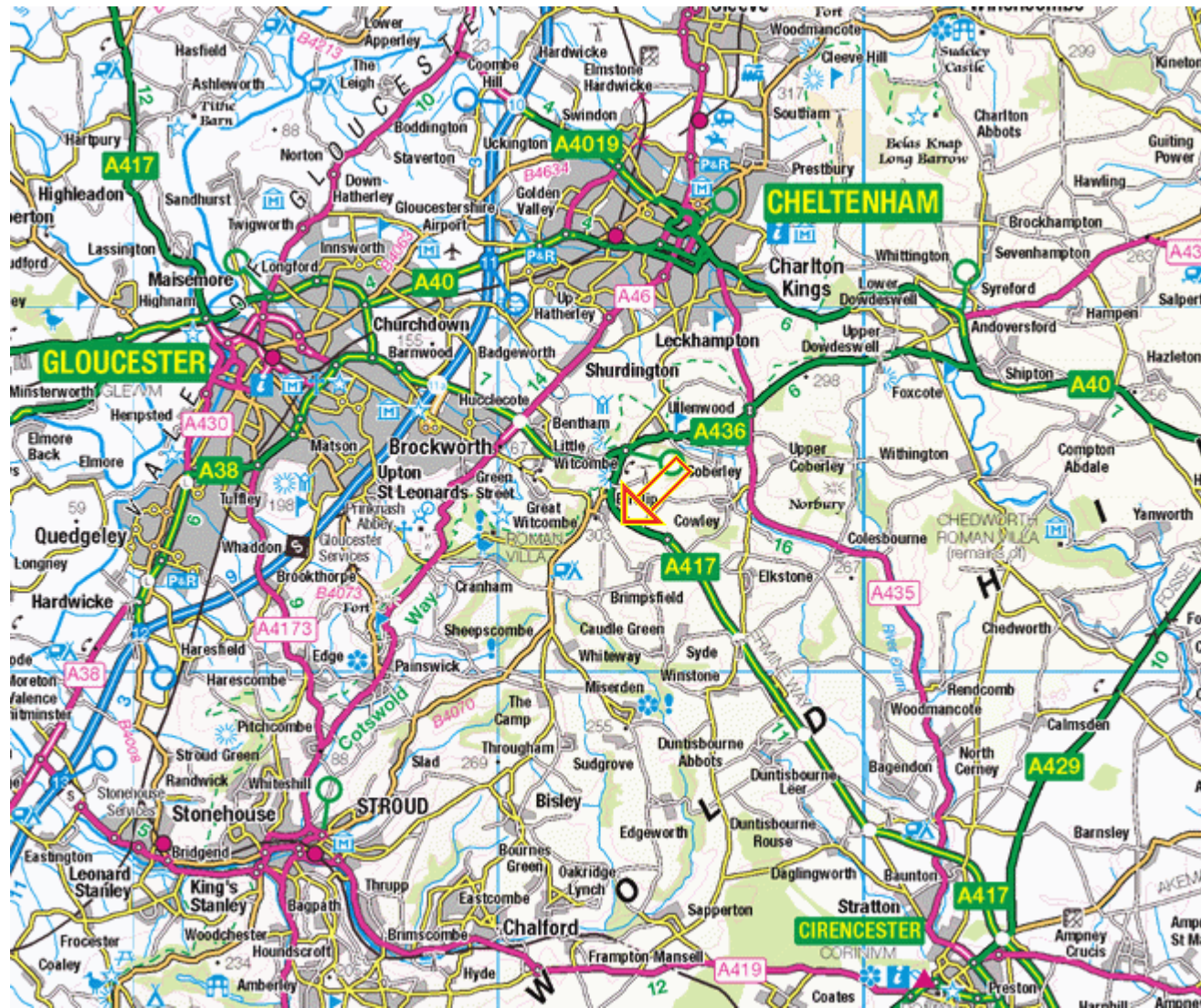
FURTHER INFORMATION

Local Council: Cotswold District Council Tel: 01285 623000

VIEWINGS

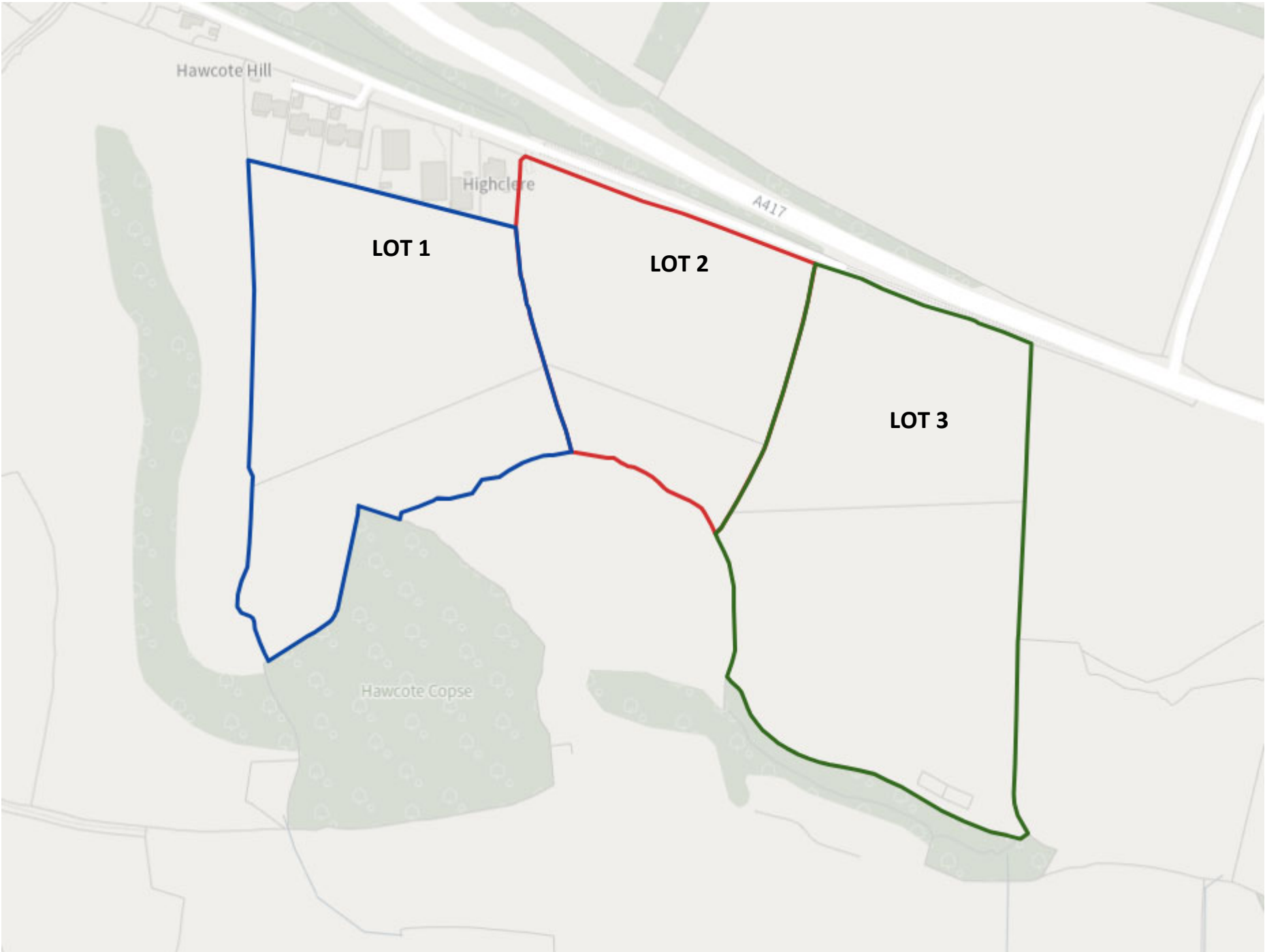
Viewings are strictly by prior arrangement with Bruton Knowles.





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

Ellie Isaac
MRICS
elleanor.isaac@brutonknowles.co.uk



FORM OF INFORMAL TENDER – Land at Birdlip, Old Cirencester Road, GL4 8JL

Informal Tenders Closing Date: Noon on Monday 30th October 2023

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer for The Whole Lot Number

I/We agree to the proposed overage clause Yes No

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 Monday 30th October 2023 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached from to eleanor.isaac@brutonknowles.co.uk or ben.compton@brutonknowles.co.uk marked "**Land at Birdlip/ERI**"

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