



FOR SALE BY FORMAL TENDER

- Paddock of approximately 3.26 acres (1.32 ha)
- Roadside access
- What3Words: /// pavement.loudness.pull
- Suitable for agricultural, equestrian or amenity use (subject to planning)

LAND AT LOWER STONE BERKELEY, GL13 9DJ

An opportunity to purchase a paddock of approximately 3.26 acres (1.32ha) of permanent pasture land, with roadside access and mains water connected.

FOR SALE BY FORMAL TENDER
OFFERS BY 12PM ON THURSDAY 21ST NOV 2024

GUIDE PRICE - £100,000

DESCRIPTION

The land extends to approximately 3.26 acres (1.32 hectares) of level permanent pasture land, with direct roadside access and bordered by mature hedgerows and partial stock proof fencing.

The land is suitable for agricultural, equestrian or amenity uses (subject to obtaining the necessary planning consents). There is a bridleway beyond the northern boundary of land providing good riding out opportunities.

LOCATION & ACCESS

Set within unspoilt countryside, the land benefits from an open rural position with far reaching views. The market town of Berkeley is some 2 miles away, providing all the everyday facilities and schooling and entertainment, with superb connections to the A38 and M5/M4 interchange for commuters to the centre of Bristol, Gloucester, and Cardiff.

Locally, the popular village of Stone is 1 mile distant to the east and provides a Church, primary school, Village Green, and many fine countryside walks.

PLANNING

The land is designated to be within the open countryside and prospective purchasers are advised to make their own enquiries with the local authority, Stroud District Council.

FORMAL TENDER

The property is for sale by formal tender and tender forms shall be submitted within a sealed envelope marked "Land at Lower Stone" to David James, Well House, The Chipping Wotton-under-Edge, Gloucestershire, GL12 7AD prior to 12 noon on Thursday 21st November 2024

All tenders shall include a signed contract together with a banker's cheque for 10% of the tender value payable to Loxley Solicitors. On acceptance of the tender the successful purchaser will enter into a binding contract to complete the purchase of the property within 14 days of the tender date. A Tender Bid proforma and sale contract is available within the legal pack for the property, available from Loxley Solicitors, or the agents.

The Buyer will be responsible for the cost of the searches, at £869.68 (inc. VAT).

SERVICES

Mains water is connected to the land.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

