



FOR SALE BY PRIVATE TREATY

- Land and Buildings
- Roadside access
- Agricultural land and buildings of approx. 6.77 acres (2.74ha)

LAND AT SOUTHEND

NORTH NIBLEY, GL12 7PB

An opportunity to purchase approximately 6.77 acres (2.74ha) of agricultural land, with a range of buildings.

GUIDE PRICE - £180,000

DESCRIPTION

The land and buildings extend to approximately 6.77 acres (2.74ha) of sloping to gently sloping pastureland, with a range of buildings, predominantly of a steel frame and block built construction. Mains water is connected, and the land is bordered by mature hedgerows in the main, with the access off the main road serving the land.

Please refer to the 'Agents Notes' section for information on Restrictive Covenants affecting the land.

LOCATION & ACCESS

The land is located on the edge of the village of North Nibley, within the open countryside. The land is well located to the wider road network, as well as local amenities within the nearby town of Wotton-under-Edge, providing shopping, entertainment, and schooling.

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.

SERVICES

We understand mains water is available on the land.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are excluded from the sale.

AGENTS NOTES

We are aware of the following restrictive covenants, summarised as follows. A full list of covenants listed against the land is available from the Agents.

- Not to erect or build any factory, mill, blast furnace or other building of an offensive or objectionable nature which may be or become a nuisance to or a destruction of the amenities of the benefitting land.
- A sale of Southend Farm provides restriction not to allow the property to be used for intensive poultry farming, not to erect or allow to be erected any buildings on the property other than agricultural buildings for the storage and protection of livestock, crops and implements.

OVERAGE CLAUSE

The sale contract will include an overage provision on the land and buildings to the south to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 25 years of the sale date, 35% of any increase in value will be repayable to the owners or their successors in title.

VIEWING

By appointment only.



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.