



**FOR SALE BY PRIVATE TREATY**

- Agricultural land of approximately 12.32 acres
- Roadside access and internal track
- What3Words: [///fabric.clicker.squeezed](https://www.what3words.com/#!/fabric.clicker.squeezed)
- Suitable for agricultural, equestrian or amenity use (subject to planning)

**LAND AT LONGASTON LANE  
CAMBRIDGE, GLOUCESTERSHIRE**

An opportunity to purchase approximately 12.32 acres (4.98ha) of permanent pasture land, with roadside access and arranged in two level field parcels.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE - £250,000**

## DESCRIPTION

The land extends to approximately 12.32 acres (4.98ha) of level permanent pasture land, with direct roadside access and bordered by mature hedgerows and newly installed stock proof fencing throughout.

The land is suitable for agricultural, equestrian or amenity uses (subject to obtaining the necessary planning consents).

The neighbouring property benefits from an unrestricted right of access over the area hatched green on the plan to the new internal gateway.

A footpath crosses the land to the southern boundary of the first land parcel.

## LOCATION & ACCESS

The land is located to the west of the hamlet of Cambridge, within 1 mile of the A38 Bristol Road. The land is therefore well located to the wider road network, as well as local amenities within the nearby village of Cam, 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

Mains water is connected to the land and there are water troughs to each parcel.

## BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are excluded from the sale.

## OVERAGE CLAUSE

The sale contract will include an overage provision to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 30 years of the sale date, 30% of any increase in value will be repayable to the owners or their successors in title.

## 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.