



**FOR SALE BY PRIVATE TREATY**

- Paddocks of approximately 4.11 acres (1.66ha)
- Mains water connected
- Range of agricultural buildings
- Suitable for agricultural, equestrian or amenity use (subject to planning)
- What3Words: ///passenger.tunnel.germinate

**LAND AT WICKWAR**  
OFF STATION ROAD

An opportunity to purchase paddocks of approximately 4.11 acres (1.66ha) of permanent pasture land, with a range of agricultural buildings.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE - £100,000**

## DESCRIPTION

The land extends to approximately 4.11 acres (1.66ha) of permanent pasture land, arranged in a three field parcels, bordered by mature hedgerows, trees and stock proof fencing, in the main. The land is connected to mains water, with electricity available within the vicinity. A public footpath crosses the land.

*Please note, the sale is dependent on the Grant of Probate.*

There are a range of purpose built structures at the property which serve as useful livestock buildings and machinery storage. However, it is considered that a purchaser may replace / update these buildings to suit their intentions, in the form of agricultural or equestrian.

There is also a mobile home located on the property, which has been in situ for over 25 years.

## LOCATION & ACCESS

The land is situated on the edge of the village of Wickwar, approximately 3 miles from the market town of Wotton-under-Edge, which provides a wide range of everyday facilities. Located within 5 miles of Junction 14 of the M5 motorway, there are good links to Bristol, Gloucester and Cheltenham.

The land is accessed over an established right of way, through the adjacent sewage works.

## 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, South Gloucestershire Council.

## SERVICES

The land is connected to mains water.

## OVERAGE CLAUSE

The sale contract will include an overage provision to the effect that if planning consent is granted (or permitted development or lawful use) for residential or commercial use within 20 years of the sale completion date, 35% of the increase in value will be repayable to the owners or their successors in title.

## VIEWING

Please view from the gated access and if you wish to walk the field please contact the agent.



**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.