

**APPROX 45.5 AC (18.41HA) OF PERMANENT PASTURE
AT TWYNING, GLOUCESTERSHIRE**

DESCRIPTION

A productive parcel of approximately 45.5 acres (18.41ha) of Grade 3/4 agricultural land. The land is currently permanent pasture and is bordered by a mixture of mature hedgerow and fencing.

The land lies adjacent to Upham Meadow and both the access and land are free from flooding.

SITUATION

The land is located near to the village of Twynning, Gloucestershire and is accessed off Downfield Lane.

Access to the land is by way of a track which crosses over the registered common (Upham Meadow). The track leads through the underpass under the M5 and is shown by the brown dotted line on the sale plan.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.

Vacant Possession will be granted upon the completion of the sale.

SERVICES

The land benefits from a natural water supply on the eastern boundary which provides water throughout the year.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register and 18.31 Basic Payment Scheme entitlements are included with the sale and will be transferred when the window opens in 2023. The land is currently not within any agri-environment schemes.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

We are aware of a Public Footpath which crosses the land, namely PROW ATW14.

Two Severn Trent Water pipes cross the land. There is also some above ground STW apparatus on the land.

BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

VIEWINGS

The land may be viewed during daylight hours with a set of particulars after first registering your interest with Carver Knowles. Purchasers enter the land entirely at their own risk.

LOCAL PLANNING AUTHORITY

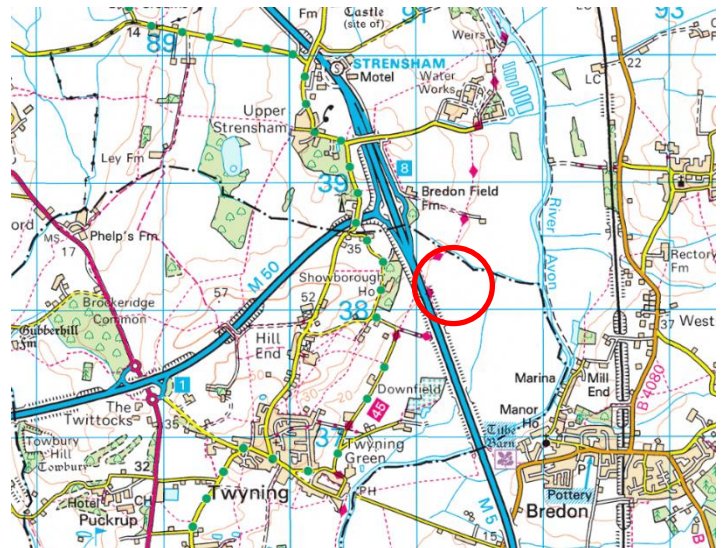
Tewkesbury Borough Council – 01684 295010

www.tewkesbury.gov.uk

DIRECTIONS

From the A38 / M50 Roundabout: Head towards the westbound M50 slip road and take right hand turn signposted Twynning. Follow this road (Brockridge Road) for $\frac{3}{4}$ mile and turn left just after Twynning School and follow the road onto Downfield Lane. Continue on Downfield lane for $\frac{3}{4}$ mile before turning right on the sharp left handed bend. Continue on the road, over the cattle grid, through the underpass and then the land will be on your left hand side as indicated by the agents for sale board. Approximate postcode: **GL20 6DL**

The What3Words location is **AQUATICS. BATHS. OUTHOUSE**



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Regulated by

