



**10.50 ACRES OF PASTURE LAND
AND WOODLAND AT CLAYDON, FIDDINGTON**

DESCRIPTION

The land lies alongside Claydon Lane, near to the village of Fiddington and extends to approximately 10.50 acres (4.25 ha). Of the total area, 7.94 acres (3.21 ha) is permanent grassland while the remainder is planted with a variety of young, deciduous trees.

The land is well maintained and may be of interest to buyers for equestrian or amenity purposes (subject to planning). There are no public rights of way which cross or border the land although one footpath starts opposite the access to the land.

The pasture field has historically been let for grazing. The land is largely flat and is bordered predominantly by mature hedgerow boundaries. Access is through a gate directly from Claydon Lane.

All the land is classified as Grade 3 on the Agricultural Land Classification.

SITUATION

The land lies close to the village of Fiddington towards the end of Claydon Lane which is a no-through road. Access is directly off Claydon Lane just before Claydon Farm Equestrian centre.

METHOD OF SALE

The property is offered for sale by Informal tender. The deadline for Best and Final offers is 12pm on Monday 22nd May 2023.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

It is understood that mains water may be connected, however, interested parties are invited to make their own enquiries.

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.

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 way leaves 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.



LOCAL PLANNING AUTHORITY

Tewkesbury Borough Council. Tel: 01684 295010

TENURE AND POSSESSION

The property is offered Freehold and with vacant possession.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 50% share of any uplift in value attributable to a development for anything other than agricultural or equestrian uses for a period of 25 years from the date of completion. The overage will be payable on the grant of each and every non-agricultural or non-equestrian planning consent for the 25 year term.

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.

DIRECTIONS

From Tewkesbury: Take Barton St / A438 for 0.7 miles before turning right. Turn left at the end of the street and follow for 1.2 miles. Turn left in the village of Fiddington. Take the first right and the land is ahead indicated by the Agents For Sale board.

what3words location – **desiring.hilltop.object**

Approx postcode: **GL20 7BH**



PLEASE NOTE:

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspections or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Details prepared March 2023.

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