

SOUTH WEST GLOUCESTER

Gloucester 2 miles

AN EXCELLENT AREA OF 45.9 ACRES OF PASTURE LAND



situated at

**HEMPSTED
GLOUCESTER
GLOUCESTERSHIRE
GL2 5JR**

45.9 ACRES

FOR SALE BY INFORMAL TENDER

Tenders to be submitted by

FRIDAY 6TH OCTOBER 2023 at 12 Noon

GUIDE PRICE - £330,000

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The land is situated in Hempsted which is approximately 2 miles south west of Gloucester City centre. The village can be approached from the City centre using Llanthony Road, from the north using Hempstead Lane or alternatively approaching from the east via Bristol Road. The village has amenities including a local church, post office, shop and school.

The attached location plan details the specific location of the land.

POSTCODE

GL2 5JR.

GRID REFERENCE NO

SO 814 175.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme – No Entitlements are included with the sale, however available by separate negotiation.

LOCAL AUTHORITY

Gloucester Council,

Herbert Warehouse, The Docks, Gloucester, GL1 2EQ. Tel: 01452 396776.

INGOING VALUATION

There will be no ingoing valuation nor any claim for dilapidations and/or deterioration (if any) will be allowed.

GRANT SCHEMES

The land is part of an Environmental Stewardship Scheme – Higher Level Stewardship (HLS) – The Agreement terminates as December 2028. The scheme can be transferred or withdrawn from the land, dependent on Purchasers preference,

SERVICES

There are no mains services connected to the land, however there is a natural water supply. The alternative would be to connect to the mains supply in the village. Prospective purchasers should satisfy themselves as to the suitability and availability of any local supply infrastructure required.

ACCESS

There are two accesses to the land, one being vehicular access from the road serving the refuse facility. The second access to the land is both a vehicular and pedestrian access that can be gained via Rectory Lane which is adopted and maintained by the Local Highway Authority. Rectory Lane runs down from the village past the church to an existing access gate on the boundary of the land.

MODE OF SALE

The property is offered for sale by Informal Tender.

Tenders are to be submitted on the attached tender form to arrive at the Agents Office by 12 Noon on Friday 6TH October 2023.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

INGOING VALUATION

There will be no ingoing valuation nor any claim for dilapidations and/or deterioration (if any) will be allowed.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing may be undertaken at any reasonable time.

SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

PARTICULARS OF SALE

45.9 ACRES

LAND AT HEMPSTEAD, GLOUCESTER



The land comprises an excellent level area of pastureland extending to some 45.9 acres.

The property is split into four well proportioned field enclosures all benefitting from productive permanent pasture leys.

The land is well fenced with all gates, fences, hedges and ditches in a good state of repair.

The land has previously been utilised for forage crops and grazing cattle.

There is a natural water supply servicing the land via a spring which has never dried up to date.

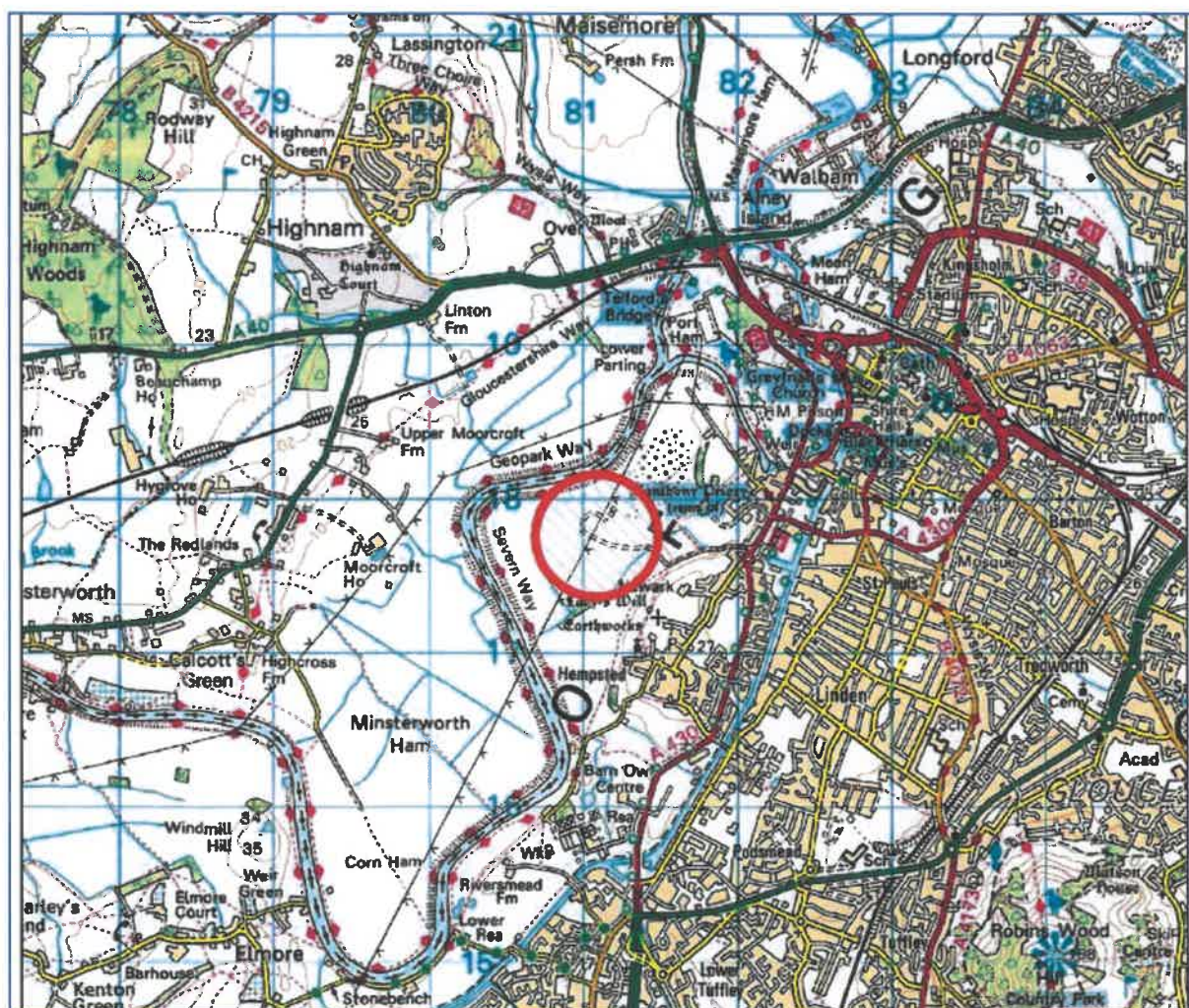
Benefitting the land are two separate access points, one off Rectory Lane and one off Landfill Lane.

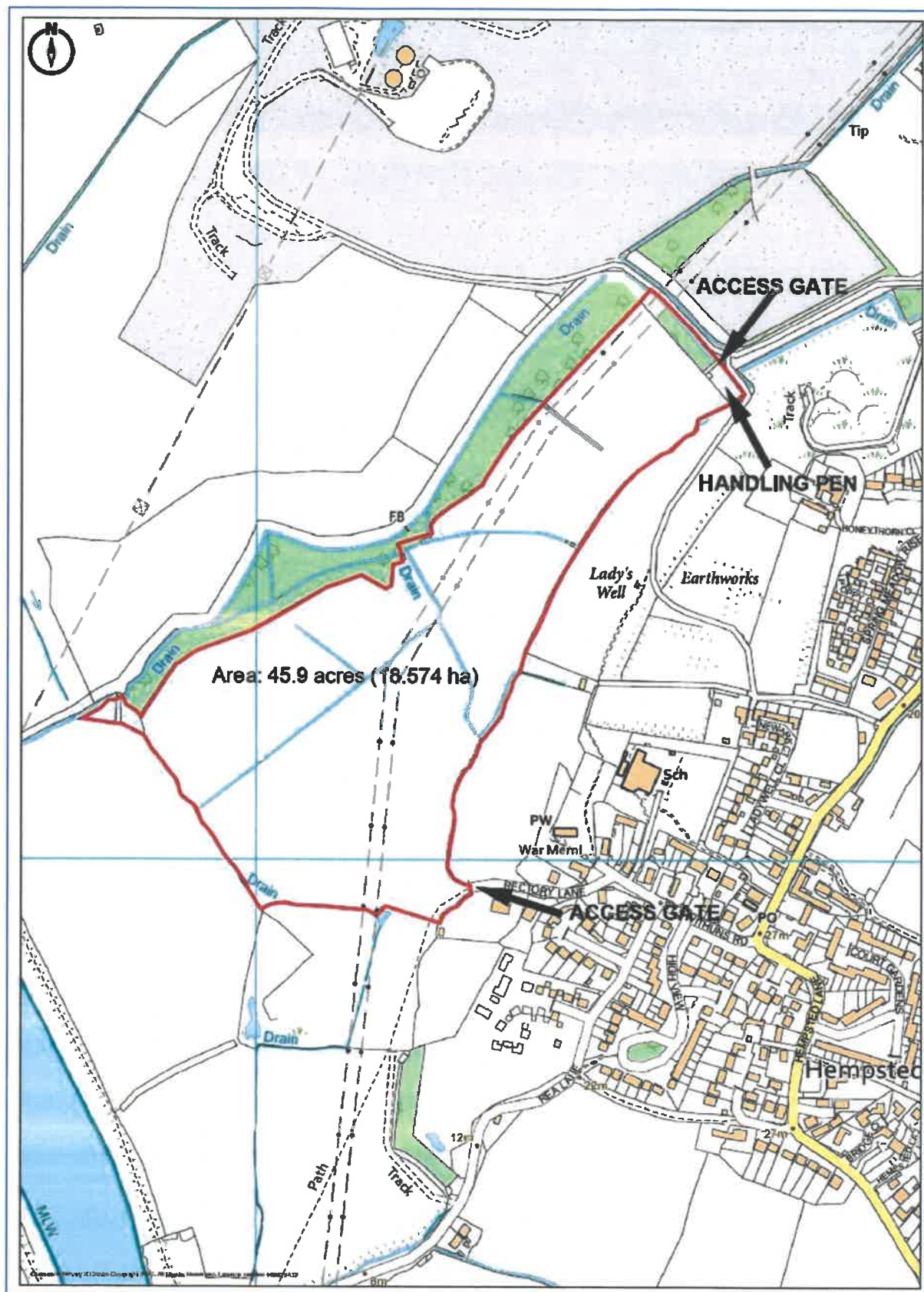
Situated at the northern boundary of the field is a large fixed handling system adjoining the main access point.

The land has the ability to be utilized for a variety of agricultural purposes.

SCHEDULE

Field No	Ha	Ac
SO 8117 3856	4.20	10.38
SO 8117 2730	2.32	5.73
SO 8117 1819	6.84	16.90
SO 8117 0324	4.54	11.2
Woodland/Handling Pen/Hardstanding	0.66	1.67
	<hr/>	<hr/>
	18.56 Ha	45.90 Ac





FORM OF INFORMAL TENDER

45.9 ACRES AT HEMPSTEAD GLOUCESTER

Informal Tender Closing Date – **Friday 6th October 2023, 12 Noon**

Subject to Contract, I/We offer, the sum of:

£
(figures and words)

This is my/our best and final offer.

My/Our position is:	1.	Cash Purchaser(s) with finance available.
(delete as appropriate)	2.	Finance required (no property to sell).
	3.	Subject to sale of current property.

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

This form is to be returned no later than **12 Noon on Friday 6th October 2023** to:
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Please mark the envelope 'Hempstead Land'.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or low.