



**0.47 ACRES OF PASTURE LAND
AT TREDINGTON PARK, TREDINGTON, GL20 7DJ**

DESCRIPTION

The land lies alongside the Tredington Park residential development, near to the village of Tredington and extends to 0.47 acres (0.19 ha).

The land is laid to grass and 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 the land although one bridleway borders the north of the land.

The land is largely flat and is bordered predominantly by fencing with residential properties on two sides. All the land is classified as Grade 3 on the Agricultural Land Classification.

SITUATION

The land lies alongside the Tredington Park development. This is on the outskirts of Tredington village and approximately 3 miles south of Tewkesbury in the county of Gloucestershire. The land itself has dual access from within the Tredington Park residential development and from the track to the north of the site. Both entrances are through farm gates.

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.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

The land is not believed to be connected to any services, although nearby residential properties indicate it may be possible to obtain a connection. 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.

We are advised there is a private right of access across the land. Details are available from the Agent on request.



LOCAL PLANNING AUTHORITY

Tewkesbury Borough Council. Tel: 01684 295010

TENURE AND POSSESSION

The property is offered Freehold and with vacant possession granted on completion of the sale.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 30% share of any uplift in value attributable to a development for anything other than agricultural or equestrian uses for a period of 30 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 30-year term. No offers subject to conditions will be considered.

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 the Gloucester Road (A38) south for 2.1 miles before turning left onto Stoke Road. In approximately 0.2 miles as the road turns sharply, turn right onto a shared access road for Tredington Park. There is a track to the left just before you enter the residential development. The land is just along the track and will be indicated by the Agents For Sale board.

what3words location – **oath.knowledge.headers**

Approx postcode: **GL20 7DJ**



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 firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared July 2023.

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