



**0.29 ACRES OF AMENITY LAND AT BLACKWELLS END,  
HARTPURY, GLOUCESTERSHIRE, GL19 3DB**

## DESCRIPTION

The land at Blackwells End extends to 0.29ac (0.12 ha) and lies to the west of the hamlet of Blackwells End.

The land is accessed off an unnamed road via a private right of way to the benefit of the land.

The land currently comprises of an area of young woodland/scrub but provides potential to be cleared to provide a fantastic amenity space for any buyer.

We are not aware of any services connected to the site, however we are aware there is an electricity pole located adjacent to the site which may provide potential for a connection.

We are also advised that there is a right to connect into an existing waterpipe in the adjoining land subject to paying costs for the installation and for the ongoing water usage.

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

## SITUATION

The land lies close to the hamlet of Blackwells End, near Hartpury in the county of Gloucestershire. The land is approximately 2 miles from the village of Hartpury and 8 miles north of the city of Gloucester. The land benefits from access off an un-named road via a private Right of Way.

## METHOD OF SALE

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

## SPORTING AND MINERAL RIGHTS

We understand the rights are included in the sale.

## 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 that access to the land is taken via private right of way over the adjoining land. We are not aware of any private rights of way over the land.

## LOCAL PLANNING AUTHORITY

Forest of Dean Tel: 01594 810000

## TENURE AND POSSESSION

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

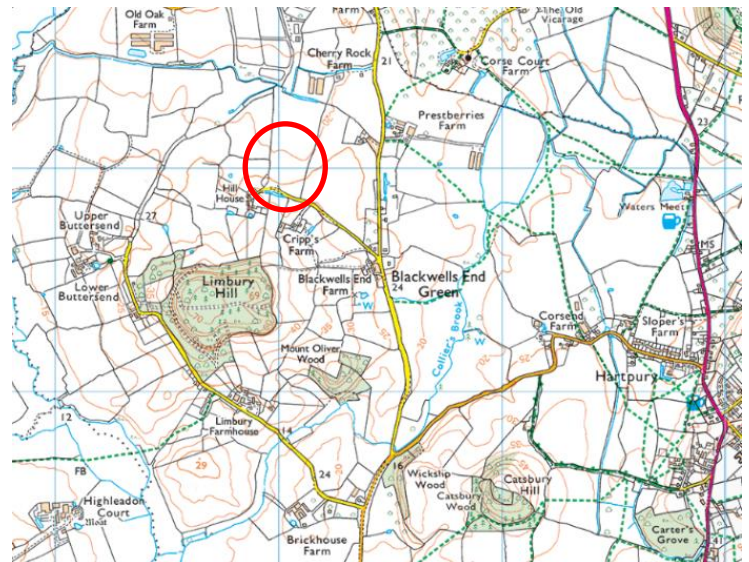
## VIEWINGS

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:** Proceed north along the High Street, at the roundabout take the first exit onto the A38, Mythe Road. After 0.4 miles turn left onto the A438, signposted Ledbury. Continue on this road for approximately 3.5 miles before turning left towards Corse Lawn. Carry on this road for approximately 8 miles before turning right onto Barn Lane. At the junction head straight over onto Oridge St and continue for 1.2 miles. Continue for a further 0.4 miles and take a sharp right. The land will be on the right as indicated by the Agents For Sale board.

**From Gloucester:** From over roundabout on the A40 proceed North on the A417 signposted M50 and Ledbury. Once on the A417 continue on the road for approximately 4 miles where you will enter the village of Hartpury. Once in the village turn left onto Corsend Rd, Continue for 1 mile before turning right towards Blackwells End. Continue for a further 0.5 miles before turning left towards Hill House. The land will be on the right as indicated by the Agents For Sale Board.



### 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 September 2023.

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