



**APPROX 57.72 ACRES OF WOODLAND AT UPLEADON,
GLOUCESTERSHIRE
FOR SALE AS A WHOLE OR IN THREE LOTS**

DESCRIPTION

The Land at Collinpark Wood extends to a total of 57.72 acres (23.36 Ha) of mixed broadleaf woodland and forms part of the larger Collinpark Wood Site of Special Scientific Interest (SSSI). The woodland is gently sloping and benefits from an access track from leading from the highway.

The woodland was designated a SSSI in 1966 as a nationally important woodland site selected as an outstanding example of damp Calcifuge Lime woodlands in western Britain.

Collinpark Wood is mapped on the Priority Habitat Inventory (England) as Deciduous Woodland and is classified as Ancient Semi-Natural Woodland.

SITUATION

Collinpark Wood is located approximately 10 miles to the northeast of the city of Gloucester and 0.4 miles to the northwest of the village of Upleadon in the county of Gloucestershire.

METHOD OF SALE

The property is offered for sale by Private Treaty. Available as a whole or in 3 lots. The vendor reserves the right to set a date for Best and Final offers.

LOT 1- Guide Price- £105,000

- 13.23 acres (5.35 hectares)

LOT 2- Guide Price- £190,000

- 25.94 acres (10.50 hectares)

LOT 3- Guide Price- £145,000

- 18.54 acres (7.50 hectares)

SERVICES

There are no mains services connected to the property. Interested parties are encouraged to make their own enquiries.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

ACCESS

The land is accessed via a set of double gates off Eden's Hill. There is a forestry ride running into the wood. If the property is sold in multiple lots a right of access will be granted over lots 1 and 2, along the forestry track to lots 2 & 3. A map of the forestry rides is available from the selling agents.

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.

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.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession.

LOCAL PLANNING AUTHORITY

Forest of Dean District Council Tel. 01594 810000

VIEWINGS

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

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

DIRECTIONS

From the town of Newent – Take the B4215 south towards Gloucester. After approximately 0.5 miles turn left onto Hook's Lane. After approximately 1.3 miles, turn left onto Gloucester Road. Continue for 0.5 miles and at the T-junction continue straight ahead onto Eden's Hill. Continue ahead for a further 0.5 miles and the access to Collinpark Wood can be seen on the right marked with an Agent's For Sale board.

(Postcode for Sat Nav GL18 1EE)

What3Words: dogs.juggled.hunter



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