



Land at Parawell Lane, Bream, Lydney, Gloucestershire, GL15 6EX

- Approximately 3.24 ha (8.00 acres).
- **FOR SALE BY PRIVATE TREATY AS A WHOLE OR AS TWO LOTS**
- Fertile pastureland bordered by mature hedgerows and stockproof fencing
- Mains water supply available, 11Kv overhead power line crossing
- Located between the villages of Bream and St. Briavels, with convenient roadside access off Parawell Lane
- Considered to offer agricultural, horticultural, equestrian, environmental, leisure and amenity opportunities

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Bream 1 mile • St.Briavels 2.4 miles • Lydney 3.9 miles
(distances approximate)

Description

A gently sloping parcel of well-maintained productive pastureland extending to approximately 3.24ha (8.00 acres), offered for sale as a whole or as two lots with each lot comprising approximately 1.62ha (4.00 acres).

The land is situated betwixt and in close proximity to the villages of Bream and St.Briavels, located in open countryside in an elevated position with far reaching views over the Forest of Dean.

The land is enclosed by a combination of stock proof fencing, mature hedgerows and benefits from roadside access from Parawell Lane in vicinity of Mount Pleasant House.

It is considered that the land offers excellent versatility to prospective purchasers with agricultural, horticultural, equestrian, environmental, leisure and amenity interests.

Directions

From A48 at Lydney take the B4231 Coleford Road, pass through the village of Bream, after passing Court Farm Country Store on your right, take the next left on to Parawell Lane (at the junction nearest to Bream Cross Farm), follow the lane for about ½ a mile to the brow of the hill where the field entrance can be found on the right adjacent to the property known as Mount Pleasant House. Alternatively, from St. Briavels take the Bream Road towards Bream after left hand bend and right hand road junction to Aylburton the field entrance can be found on the left at the brow of the hill next to and after passing Mount Pleasant House.



what3words <https://w3w.co/triangles.crumb.window>

Services

A metered mains water supply is available to both lots, a 11KV overhead power line crosses the land. All interested parties are to make, and rely upon their own enquiries, in relation to services.

Overage

The land is offered for sale **without** provision for any future clawback or overage and will be free from any encumbrance in this regard.

Basic Payment Scheme

The land has previously been registered with the Rural Payments Agency and has received Basic Payment Scheme (BPS). No historic delinked BPS payments are included with the sale.

Guide Price

The land is available as a whole as two lots with offers invited in excess of £60,000 for each lot.

Tenure

Freehold with vacant possession upon completion.

Lotting and Reserve

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered, or consider other sale options.

Plans, Area and Schedule

The information has been obtained from Ordnance Survey and Rural Payments Agency data and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Method of Sale

The area of land offered is to be sub-divided from a larger field, the area has been surveyed with posts having been installed which identify the proposed sale boundaries either as a whole or as two lots in accordance with the particulars of sale.

Prior to completion of sale the Vendors at their expense will arrange for a permanent livestock fence to be erected along the newly defined boundaries.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent will be responsible to define the boundaries or the ownership thereof.

Easements, Covenants & Legal Rights

The property is sold, subject to and with the benefit of, all existing rights and obligations, easements, quasi easements and restrictive covenants and any existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in these particulars or not and to the provisions of any planning scheme of County or Local Authorities. It should be noted that a number of public footpaths cross the land in addition the access as shaded blue is shared with neighbouring landowners.

Viewing

Viewings are permitted at any reasonable time during daylight hours with a copy of these sale particulars. Please register your interest and intention to view with the Agent prior to viewing. Please ensure that all gates are left as found and due care and attention is taken when viewing fields containing livestock.

Health & Safety

The land is currently used for agricultural purposes. Neither the Vendor nor the Vendor's Agent are responsible for the safety of those viewing the land, all those who do so are at their own risk.

Vendors Solicitors

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Local and Statutory Authorities

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Severn Trent Water – Telephone: 0800 783 4444

Important Notice

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