

# LAND NEAR STINCHCOMBE

GLOUCESTERSHIRE



### Land near Stinchcombe

About 58.55 acres (23.7 hectares) of predominantly undulating arable and pasture land between Stinchcombe and North Nibley. Divided into 2 fields of 46.65 and 11.71 acres with two wooded areas. 5-bay steel framed barn and hard standing with direct road access. For sale by informal tender Wednesday 26 October 2016 at 12 noon unless previously sold or withdrawn. Offers in writing to Knight Frank Cirencester.

**Boundaries** Neither the vendor nor the vendor's agent are responsible to define the boundaries or ownership thereof.

**Sporting Rights** There are no sporting rights reserved across the land.

**Wayleaves, Easements and Rights of Way** For sale subject to and with the benefits of all rights of way, either public or private, all wayleaves, easements and other rights of way whether these are specifically referred to or not.

**Agricultural Schemes** The land is currently not in any known Agricultural Environmental Schemes and no entitlements will be available with the sale.

**Tenure** Freehold.

**Viewings** Through Knight Frank 01285 659771 quoting land at Drakestone House.

**Directions (GL11 6AS)** From Wotton-under-Edge, take the B4060 signposted towards Stinchcombe. Continue along this road for about 2½ miles, passing through North Nibley and then pass the turning on your right to Stancombe Park. The land is on your left, continue for about ¼ a mile and the entrance is on your left.

