



LAND AT ULLENWOOD
Ullenwood, Cheltenham, Gloucestershire

DJ&P | RURAL

LAND AT ULLENWOOD

Ullenwood, Cheltenham, Gloucestershire
GL53 9QT

A single parcel of parkland style pasture land with linear coppice which extends to approx. 25.04 acres (10.13 ha) well located 4 miles south of the spa town of Cheltenham.

- Good road access
- Mains water connected
- Potential for alternative uses (STP)
- Convenient access to Cheltenham and the M5 motorway network

FOR SALE BY PRIVATE TREATY

Guide Price: Offers in excess £200,000

Well House, The Chipping, Wotton-under-Edge
Gloucestershire GL12 7AD
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Tel 01453 843720
www.djandp.co.uk

DESCRIPTION

A single parcel of parkland style pasture land with linear coppice, which extends to approx. 25.04 acres (10.13 ha). The land, formerly part of Ullenwood Manor Farm, gently undulates and hosts a linear coppice adjacent to the B4070. Stock proof fencing encloses the land on all sides and there are sporadic mature trees consistent with the stately parkland style. Due to the land's location on the outskirts of Cheltenham and having access to good road networks it is considered suitable for alternative recreational, amenity or commercial uses. (Subject to the necessary planning consents).

LOCATION

Adjoining the B4070 to the West and Ullenwood Manor Road to the South, the Land provides good access to the A417 for access to the larger motorway network and B4070 for connections to Cheltenham some 5 minutes North. Nestled in the Cotswold Area for Outstanding Natural Beauty the Land is surrounded by Cotswold Hills Golf Club, National Star College and Ullenwood Court.

TENURE

The land is available for sale freehold with vacant possession on completion.

ACCESS

The Land is accessed via a single and double agricultural gate, at separate points, onto Ullenwood Manor Road as indicated by arrows on the attached plan.

SERVICES

Mains water is connected.

EASEMENTS, COVENANTS & RIGHTS OF WAY.

The property is sold subject to any rights benefits or incidents of tenure which affect it. There are **no** public footpaths that cross the land.

BASIC PAYMENT SCHEME & AGRICULTURAL ENVIRONMENTAL SCHEMES

The land is not included within any Agri-Environmental Schemes. The land has not be entered into the Basic Payment Scheme and is not on the Rural Land Register.

LOCAL AUTHORITY

Cotswold District Council - Tel: 01285 623000

DESIGNATION

The land is located within the Cotswold's Area of Outstanding Natural Beauty.

VENDOR'S SOLICITOR

Loxley Legal - Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL, FAO: Andrew Baskerville - 01453 700629

OVERAGE PROVISION

The sale contract will include an overage provision to the effect that if planning consent is granted for residential or commercial development within 20 years, 25 % of any enhanced value will be due to the vendor (s) or their successors in title.

IN-GOING VALUATION

There will be no ingoing valuation.

VIEWING

At any reasonable daylight hour with a set of sales particulars OR by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720.

Date: December 2016

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, 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 the County or Local Authorities.



