



App. 2.706 ha (6.69 acres) Campden Road, Mickleton Gloucestershire GL55 6PS

The above land will be offered for sale by public auction, subject to prior sale reserve and conditions, at 6.30pm on Tuesday 22nd May 2018 at Henley Golf and Country Club, Stratford Road, Beaudesert, Henley-in-Arden. B95 5QA



GUIDE PRICE £60,000+



JOHN EARLE

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Introduction

The land is situated on the outskirts of the village of Mickleton and nestles under the west facing slop of Bakers Hill, on the edge of the Cotswolds. With excellent road access from the B4081 Campden Road, the land lies in a convenient ring fence, partially sub-divided into two enclosures. It is a useful, fertile block of land which has been well husbanded in recent years and is eminently suitable for the grazing of horses, ponies and livestock or, indeed, for any other recreational use, subject to any necessary consents.

General Information

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Authorities

Gloucester City Council – www.gloucester.gov.uk
Cotswold District Council – www.cotswold.gov.uk
Sewer Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure and Possession

The land is freehold, 10% of the hammer price is to be paid as a deposit to the vendor's Solicitors upon exchange of contracts in the auction room. Vacant possession will be given upon completion, scheduled for 28 days thereafter, ie 19th June 2018.

Tenant Right

There will be no ingoing valuation for UMV/RMV's and no claim for dilapidations (if any) will be entertained from the purchasers.

Basic Payment Scheme (BPS)

It is understood that the land is registered with the Rural Payments Agency (RPA) for BPS purposes. No entitlements are available for transfer or purchase, those interested in the BPS Scheme should make their own enquiries of the RPA (www.gov.uk)

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing "T" mark.

Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers in possession of a copy of these sale particulars, during daylight hours only, at their own risk. It is specifically requested that potential purchasers, when viewing, have regard that the land may have livestock grazing upon it. All gates must be left as found, no litter left and strictly no dogs allowed. All viewing is undertaken entirely at your own risk.

Vendor's Solicitors

A full auction pack is available from the vendor's Solicitors.

Allsopp and Co.,
42 Poplar Road,
Solihull. B91 3AB
Acting - Mr. Martin Allsopp
Tel. No. 0121 704 4282
email - tracey.allsopp@allsoppandco.co.uk

Directions

From Stratford-upon-Avon proceed south on the A3400 and turn right onto the B4632 signposted to Chipping Campden. Pass through the village of Mickleton and, at the mini roundabout, continue straight on along the B4081 Campden Road. The land will be found on the right hand side, as indicated by the John Earle and Son auction sale board, after approximately quarter of a mile. Approximately Post Code - GL55 6PS

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide. (Common Auction Conditions 3rd Ed.)

