

FOR SALE

Land at Apperley

Apperley, Gloucester, GL19 4DQ

4.35 acres (1.72 hectares)



- Grade 3 Agricultural Land
- Mains Water
- Level Pasture

Bruton Knowles

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

01452 880000

Land at Apperley

LOCATION

The land is located on the south western edge of Apperley, a village in Gloucestershire. Gloucester City Centre is 8.2 miles to the south and Tewkesbury Town centre 4.9 miles to the north. The land is well connected being situated 6.2 miles south of Junction 9 of the M5 and 9.2 miles south east of Junction 2 of the M50.

DESCRIPTION

The land is approximately 4.35 acres (1.72 hectares) of permanent pasture land split into 4 parcels bounded by post and wire fencing. The land is Grade 3 pasture land lying over loamy soils with a naturally high ground water level.

The land is accessed via a grass track located between the adjacent residential properties, Benhay and Redberry House. There are no third party rights of way over the land.

TENURE

There is a third party claim that the land is subject to an Agricultural Holdings Act Tenancy which is yet to be conceded.

BASIC PAYMENT SCHEME (BPS)

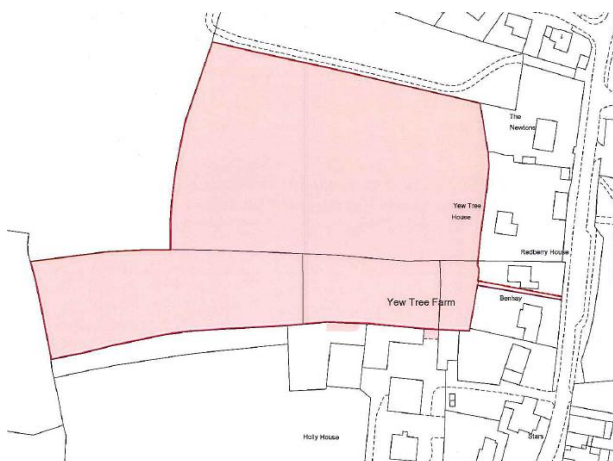
There are no Basic Payment entitlements included in the sale.

STEWARDSHIP

The land is not subject to any stewardship scheme.

SERVICES

Water is believed to be supplied to the land on a permissive basis. This however has not been approved by a solicitor.



REIMBURSEMENT OF SEARCH FEES AND CONTRIBUTION TO AGENT'S COSTS

On completion, the Buyer will be obliged to reimburse the Seller's local authority and other search fees, and make a contribution of £750.00 plus VAT to the Seller's agent's fees.

VAT

The property is not elected for VAT.

OVERAGE

On completion, the Buyer will be obliged to conclude an Overage Deed with the Sellers, obliging the Buyer and their successors in title to pay to the Seller 25% of any increase in value of the Property in 30 years after completion of the sale on whichever is the earlier of implementation of or disposal of the Property or part of it with the benefit of Planning Permission for use of the whole or part of the Property for non-agricultural purposes.

GUIDE PRICE

Asking for offers in excess of £10,000 per acre. Best and final offers are being invited by the tender date.

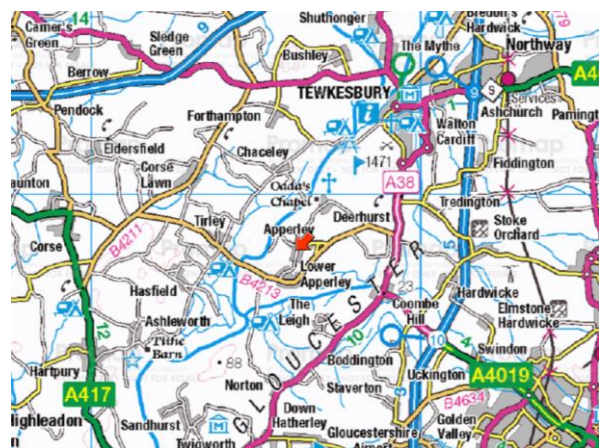
VIEWINGS

Viewings will be by appointment with Eleanor Isaac

OFFERS

The property is For Sale by way of informal tender, and 'best and final' offers are to be received by Noon on Thursday 2nd May 2019 to the sole selling agents as follows:

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880076 or by email eleanor.isaac@brutonknowles.co.uk



CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.