

V**P**

Voyce Pullin

Rural Property Agents



LAND AT LOWER STONE SOUTH GLOUCESTERSHIRE

Of Agricultural and Equestrian Interest
Freehold Pasture Paddocks extending to approximately 3.10 Hectares (7.66 Acres)

For Sale by Informal Tender
(as a whole or in two lots)

on

Friday, 25th May 2007

**GUIDE PRICE
IN EXCESS OF £70,000 FOR THE WHOLE**



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MOORSLADE LANE, LOWER STONE, SOUTH GLOUCESTERSHIRE



SITUATION: The land is conveniently situated to the south west of the village of Stone with good access off Moorslade Lane. The local town of Thornbury is located approximately 4 miles to the south.

DIRECTIONS: From J14 of the M5 take the A38 north sign posted to Gloucester. After approximately 200m turn left onto Moorslade Lane; after a further mile the land will be found on your right hand side adjacent to our 'For Sale' board.

VIEWING: All potential purchasers may view at any reasonable hour with a copy of these particulars.

TENURE & POSSESSION: The land is offered for sale Freehold with the benefit of Vacant Possession upon completion.

VALUATION: There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the Local Planning Authority.

SERVICES: Mains water is connected to the property. If sold as two lots the existing supply will be sold with Lot one.

SINGLE PAYMENT SCHEME: The land is registered for the purposes of the Single Payment Scheme; however it is being sold free of any Entitlements which are available by separate negotiation.

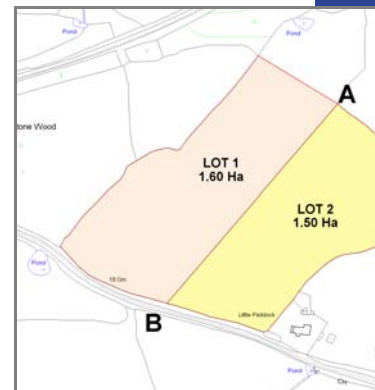
SPORTING & MINERAL RIGHTS: All sporting rights are included in the sale.

TIMBER: All standing timber is included in the sale.

RIGHTS, EASEMENTS & BOUNDARIES:

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts,

scheme of County or Local Authorities. They shall be deemed, the property being open for inspection, to have knowledge of the boundaries or the ownership



NEW BOUNDARY: If sold as two lots the purchaser shall be responsible for the cost of the materials to erect a stock proof fence between the lots within 3 months of completion.

LOCAL AUTHORITIES:

Bristol Water: - Telephone: 01179 6655881
Stroud District Council: - Telephone: 01453 83444

METHOD OF SALE: The property is offered for sale as a whole or in two lots by Informal Tender. Tender is invited at our Thornbury Office no later than 12 noon on 12 May 2007.

PLANS, AREAS & SCHEDULES: These are based on Ordnance Survey and other data provided by the Agents. This information is provided for reference only. The Purchaser(s) shall be deemed to accept themselves as to the description of the property and no mis-statement shall not annul the sale or entitle the purchaser to compensation in respect thereof. No liability for accuracy of the information can be given.

Important Notice: (to be read by all prospective purchasers) The Vendor, Joyce Pullin hereby gives notice for the Vendor, who for themselves as follows: 1 These particulars are intended to provide guidance of intending purchasers, intended to provide a description of the property. 2 These particulars do not form part of an offer or contract. 3 Any prospective purchaser should satisfy themselves by inspection, survey or otherwise as to the condition, general condition or working order of the property, gates, services, equipment or other facilities forming part of the offer and not to rely on any descriptions or information contained in these particulars as a statement of fact. 4 Descriptions, diagrams, permission/user of the property or condition of sale are provided in these particulars, on the plan, verbally or otherwise, shall be taken in good faith, believed to be correct. Intending purchasers should satisfy themselves and not rely on them as representing the facts. 5 Any area measurements, dimensions or other measurements are approximate only and must not be relied upon for any purpose. 6 These particulars refer to a particular use of the property intended as a statement that any necessary planning or building regulations are in place and these are intended for the intending purchasers. 7 No responsibility will be accepted by the vendor for any expense incurred by prospective purchasers. 8 Any information set out in these particulars is the responsibility of the Vendor, Joyce Pullin. The employment of Joyce Pullin has any authority, statement, representation or warranty whatsoever.