

**V****P**

# *Voyce Pullin*

*Rural Property Agents*



## **LAND AT BREADSTONE GLOUCESTERSHIRE**

An attractive south facing pasture field with long frontage to the public road  
In all approximately 7.28 acres (2.95 hectares)

**FOR SALE BY PRIVATE TREATY**  
(AS A WHOLE)

**GUIDE PRICE**

**£50,000**



Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL

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[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

## LAND AT BREADSTONE, GLOUCESTERSHIRE

**SITUATION:** The land is situated a short distance off the A38 on the road to Breadstone.

**DIRECTIONS:** Travelling north on the A38 take a left hand turn signed Breadstone shortly before the railway bridge at the Prince of Wales (Berkeley Road). The field will be found on the right hand side after a short distance.

**DESCRIPTION:** An attractive pasture field on a gentle south west facing slope and with access to and long frontage to the public highway. There is a small amenity pond in the southern corner of the field.

**TENURE AND POSSESSION:** The property is offered with Freehold Tenure and with Vacant Possession upon completion.

**TIMBER:** All standing timber is included in the sale.

**VALUATION:** There will be no claim by the Vendor or the Purchaser in addition to the purchase price.

**PLANNING:** The Vendors are not aware of any planning history on the land. The property is within the Stroud District Council area should potential buyers wish to make their own enquiries.

**SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES:** The land has been registered and used to activate entitlements. These are not included in the sale, but are available by separate negotiation.

**SERVICES:** Mains water is connected to the land but please note that this is currently a shared supply with the Vendors retained land on the opposite side of the road. Further information is available from the Selling Agents.

**SPORTING:** All sporting rights are in hand and included in the sale.

**LOCAL AUTHORITY:** Stroud District Council – Telephone 01453 766321 [www.stroud.gov.uk](http://www.stroud.gov.uk).

**EASEMENTS, COVENANTS, RIGHTS OF WAY:** 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, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the

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ownership thereof.

**PLANS, AREAS & SCHEDULES:** These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

**VIEWING:** The land may be viewed at any reasonable hour by people in possession of these particulars.

### SOLICITORS

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#### Important Notice: (to be read by all prospective purchasers)

Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Photographs taken January 2011 and details prepared February 2011)

**Lydney**  
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