

V**P**

Voyce Pullin

Rural Property Agents



LAND AND STABLES **AT CRACKSTONE, MINCHINHAMPTON, GLOUCESTERSHIRE**

An attractive paddock with road frontage and stable block in all approximately 2.62 acres. Suitable for equestrian, agricultural or smallholder uses.

FOR SALE BY PRIVATE TRAETY

OFFERS IN EXCESS OF £75,000



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

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

LAND AND STABLES AT CRACKSTONE, MINCHINHAMPTON, GLOUCESTERSHIRE

SITUATION: The land is situated with good road frontage at Crackstone, Minchinhampton, Gloucestershire, GL6 9BD.

DIRECTIONS: The property is located off of the Ragged Cot to Avening Road. From Minchinhampton follow Tetbury Street onto Woefulane bottom (south east). After 1 mile bear left at the triangle continue to the end of the lane. Crackstone Stables is directly in front of you, turn left and the paddock is first on your right (Voyce Pullin Sign).

DESCRIPTION: The land (edged red on the sale plan) is level and laid down to permanent pasture. The field contains a number of intersecting wooden fences making smaller enclosures within the main paddock. The outer boundary is of Cotswold Stone construction and excepting the roadside boundary ownership of the walls is not known. These boundaries have inner post and wire fencing.

In the northwest corner of the paddock on a concrete pad are a well constructed set of stable buildings comprising of two stables of approximately 12' x 10' with adjoining tack room 12' x 8' and fodder store of 10' x 8' which would convert to a further stable, if required. The stables were erected with full planning permission granted ref Site No 13627 (Stroud District Council).

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.

INGOING MATTERS/VALUATION: There will not be any ingoing valuation in addition to the purchase price. Purchasers please note the muck store contents will become the purchaser's responsibility.

PLANNING: The land is shown on the Stroud & District Local Plan as being within the Cotswold Area of Outstanding Natural Beauty. The stables erected have been granted fully planning consent ref Site No 13627.

SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES: The land has not been registered for the Single Payment Scheme or Environmental Schemes.

SERVICES: Mains water is connected to the land from the Vendors property. The purchaser will be expected to install a new supply within 6 months of completion of purchase.

ELECTRICITY: The purchasers will be expected to install a separate supply meter within 6 months of completion of purchase.

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

LOCAL AUTHORITY: Stroud District Council – Telephone 01453 766321 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

Oldbury
Tel: 01454 269486

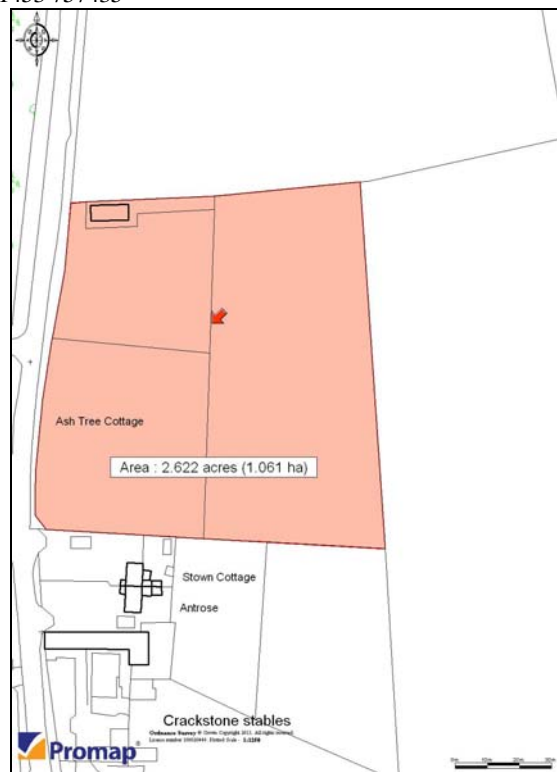
to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

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: At any reasonable daylight hour in possession of the Particulars – if viewing unannounced, please call at Crackstone Stables.

SOLICITORS

For the attention of Mr R Smith
Robert Smith Solicitors
3-4 Lansdown
Stroud
Gloucestershire GL5 1BB
Tel 01453 757435



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 April 2011 and details prepared May 2011)

Lydney
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