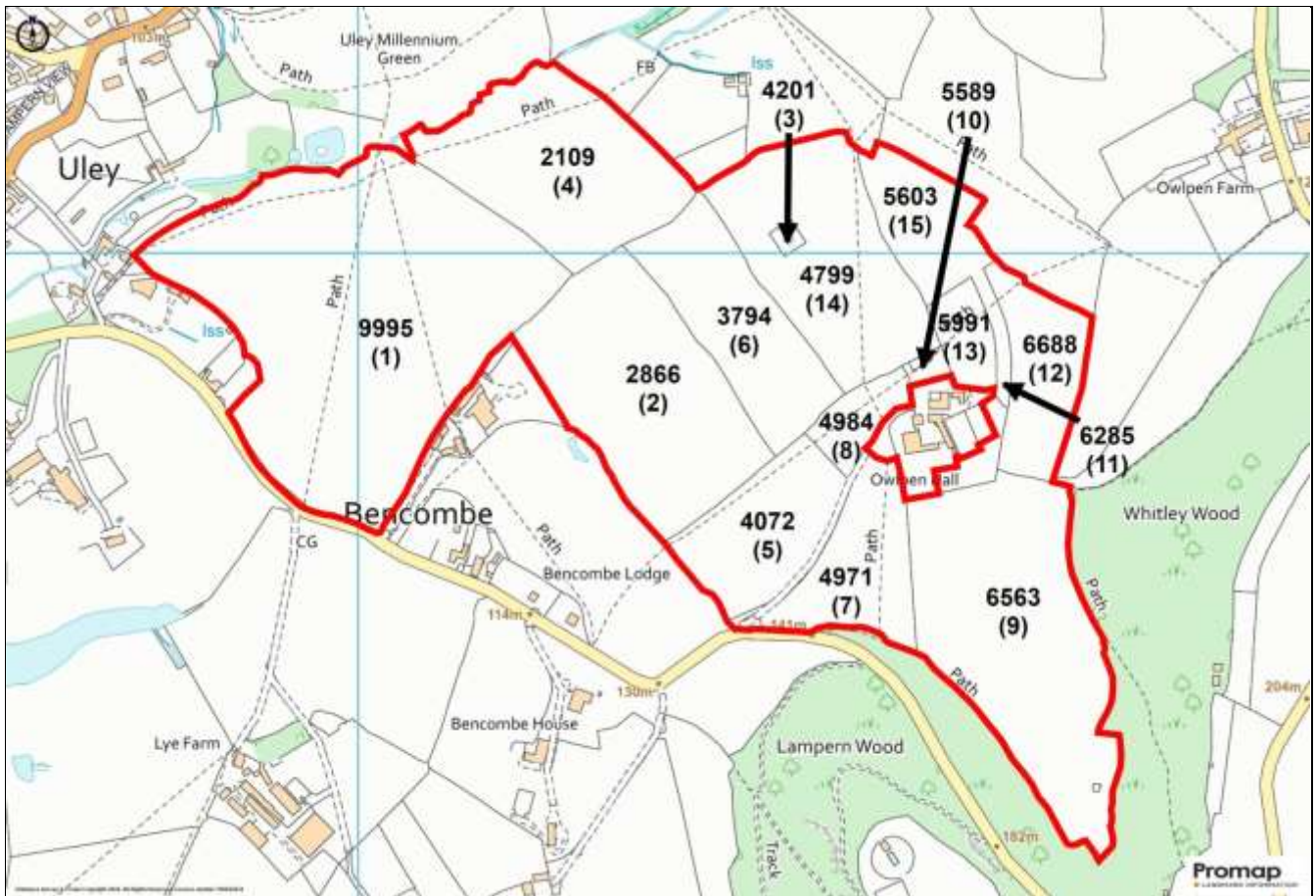




Voyce Pullin

Rural Property Agents



LAND AT OWLPEN

ULEY, GLOUCESTERSHIRE, GL11 5BX

Approximately 81 acres of grassland suitable for livestock grazing (and mowing) available to let from the 1st April 2022 until the 31st October 2022 on a grazing licence.

TO LET BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY 18TH MARCH 2022 AT 2PM

VIEWING STRICTLY BY APPOINTMENT – CALL FOR DETAILS

Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL
Tel: 01454 269486

www.voycepullin.co.uk

LAND AT OWLPEN, ULEY, GLOUCESTERSHIRE, GL11 5BX

LOCATION: The Grasskeep forms part of the property of Owlpen Hall, Dursley, Gloucestershire, GL11 5BX.

DIRECTIONS: Exit A38 on the Berkeley Road (B4066 to Dursley. Continue on the A4135 through Dursley (past Rednock School) and through the town centre. Exit from the A4135 on the Uley Road (B4066) turning right in Uley on the Lampern Hill. See access points below.

ACCESS: For the purposes of viewing access on foot only, is via a gateway into the Great Grounds (parcel 9995) on Lampern Hill opposite Stouts Hill.

Further access for the successful Licensee can be via the main drive to the house.

SERVICES: The land is ring fenced with water which will be charged separately by way of a meter reading taken at the start and end of the arrangement.

SPORTING, TIMBER & MINERAL RIGHTS: All sporting, timber and mineral rights are expressly excluded.

In particular it is to be noted that any shooting rights are expressly excluded during the term of the grazing licence agreement.

BASIC PAYMENT SCHEME: The licensor will continue to claim and the licensee must comply with all cross compliance whilst their livestock are on the property and must provide further information on request for both cross compliance and NVZ requirements.

ENVIRONMENTAL SCHEMES: The land is not currently in any other Environmental Scheme.

SCHEDULE:

1	ST7897 9995	8.55 ha	Permanent Pasture
2	ST7997 2886	3.77 ha	Permanent Pasture
4	ST7998 2109	3.20 ha	Permanent Pasture
5	ST7997 4072	1.70 ha	Permanent Pasture
6	ST7997 3794	2.13 ha	Permanent Pasture
7	ST7997 4971	1.51 ha	Permanent Pasture
8	ST7997 4984	0.52 ha	Permanent Pasture
9	ST7997 6563	4.79 ha	Permanent Pasture
10	ST7997 5589	0.11 ha	Permanent Pasture
11	ST7997 6285	0.47 ha	Permanent Pasture
12	ST7997 6888	1.35 ha	Permanent Pasture
13	ST7997 5991	0.49 ha	Permanent Pasture
14	ST7997 4799	3.09 ha	Permanent Pasture
15	ST7997 5603	1.18 ha	Permanent Pasture
		32.86 ha	
		81.20 acres	

VIEWING: All potential licensee's must make an appointment to view. To book a viewing please call the Oldbury Office on 01454 269486.

TENURE & POSSESSION: The Grazing is to be offered by way of a Grazing License which will run from 1st April 2022 until the 31st October 2022. No exclusive possession of the land is granted under the terms of the License.

In making an offer for the grass you will be deemed to accept the terms of the License which are non-negotiable.

The successful applicant will be expected to sign the License Agreement and pay in full for the grazing prior to entry.

METHOD OF LETTING: The licence is offered by way of Informal Tender as a whole. All licence fee bids must be received by the letting agents Voyce Pullin by the tender deadline of **Friday, 18th March 2022 at 2pm** using the Tender Form provided (e-mail is acceptable).

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

Important Notice: (to be read by all prospective purchasers):- Voyce Pullin hereby gives notice for the Licensor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending licensees, 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 licensees 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 licensees 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 licensor for any expense incurred by prospective licensees or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the licensor 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. (Details prepared March 2022)

Lydney
Tel: 01291 680068



Oldbury
Tel: 01454 269486