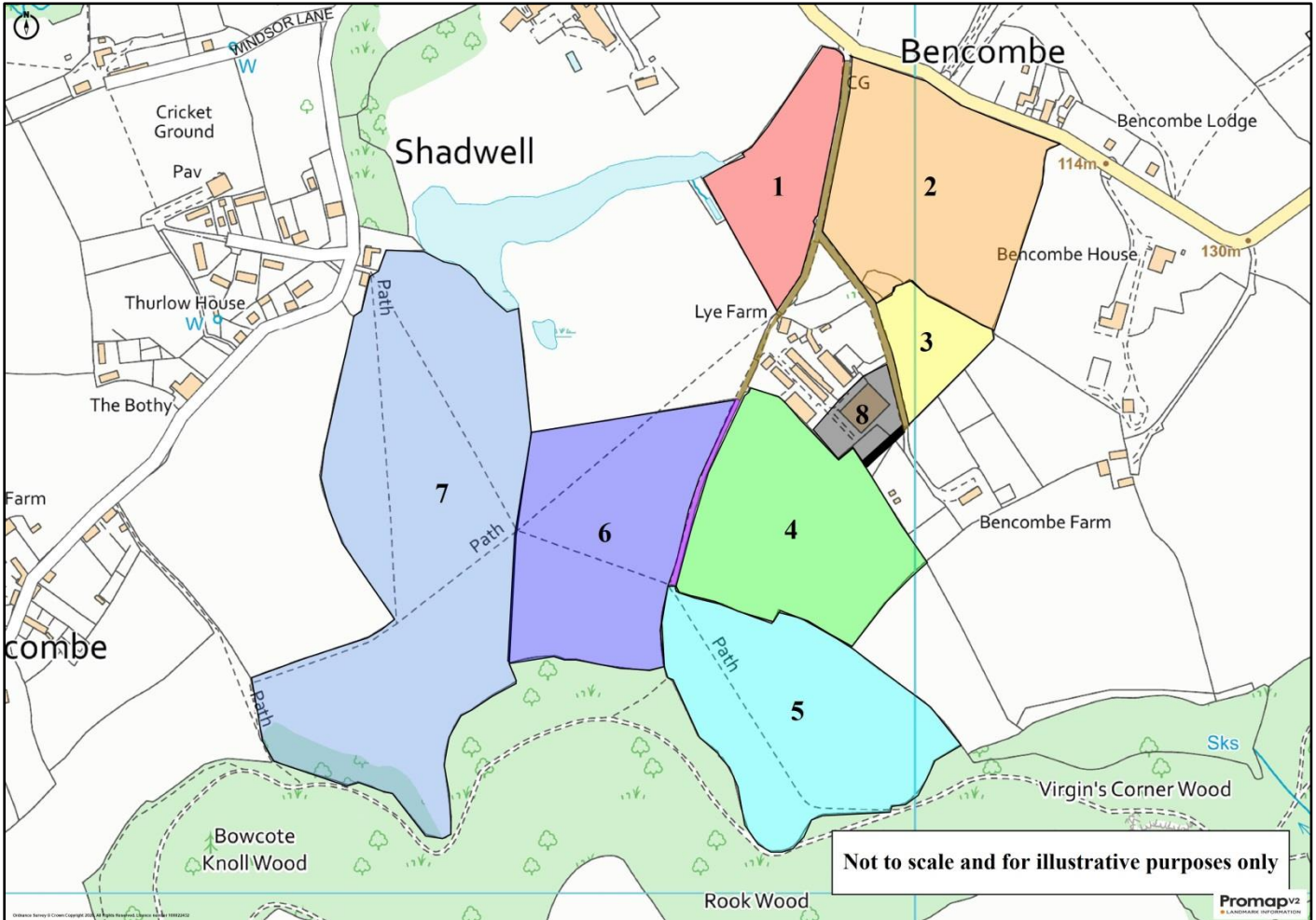




# Voyce Pullin

Rural Property Agents



## LAND & BUILDINGS AT LYE FARM

**BENCOMBE, ULEY, DURSLEY, GLOUCESTERSHIRE, GL11 5BT**

Land and buildings on the edge of the village of Uley including approximately 55.36 acres of pasture land divided into 7 parcels ranging from 1.72 acres to 18.38 acres in size and a range of agricultural buildings with a large yard. Potential to develop as an agricultural unit or alternative uses including equestrian, commercial or amenity uses (subject to planning).

The property is available as a whole or in smaller lots to suit as per the plan or in combined blocks.

**AS A WHOLE OR IN LOTS TO SUIT  
FOR SALE BY INFORMAL TENDER  
TENDER DEADLINE – FRIDAY, 6<sup>TH</sup> NOVEMBER 2020 AT 2PM**

**GUIDE PRICE £600,000 (WHOLE)**

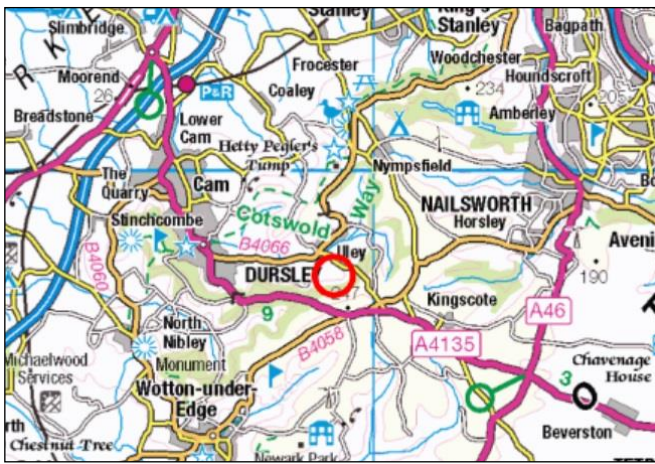
Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 415397

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

## LAND & BUILDINGS AT LYE FARM, BENCOMBE, ULEY, DURSLEY, GL11 5BT

**DIRECTIONS:** The property is situated on the edge of the popular Cotswold village of Uley in the hamlet of Bencombe. From Dursley on the Uley Road (B4066) take the right turning onto Lampern Hill it is the 3<sup>rd</sup> turning on the right onto a private track.



**DESCRIPTION:** Approximately 55.36 acres of pasture land divided into 7 parcels plus a large range of agricultural buildings including a covered silage pit, cattle shed and lean-to linking the two the buildings (approximately 968m<sup>2</sup>/10,418ft<sup>2</sup>) with adjoining yard area.

Potential to develop as an agricultural unit or alternative uses equestrian, commercial or amenity uses (subject to planning).

For Sale as a whole or in the lots or a combination of the lots detailed below:

- Lot 1** – 3.44 acres Pasture.
- Lot 2** – 7.95 acres Pasture.
- Lot 3** – 1.72 acres Pasture.
- Lot 4** – 7.31 acres Pasture.
- Lot 5** – 8.57 acres Pasture.
- Lot 6** – 7.99 acres Pasture.
- Lot 7** – 18.38 acres Pasture and woodland copse.
- Lot 8** – Agricultural Buildings and Yard (1.06 acres).

**VIEWING:** Please contact Voyce Pullin on 01454 269486 to confirm details prior to a viewing.

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

**PLANNING:** Potential purchasers are free to make their own enquiries of the Local Planning Authority.

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

**SPORTING, TIMBER & MINERAL RIGHTS:** All sporting, timber and mineral rights are included.

**BASIC PAYMENT SCHEME:** No Basic Payment Scheme entitlements included in the sale.

**SERVICES:** Mains water is currently connected to several of the field parcels and dependent on the final lotting each individual lot will be responsible installing a meter or sub meter at their own cost. If it is a sub metered supply the purchaser will be responsible for paying the main meter holder based on their water usage according to the sub meter readings as and when the main meter holder receives a demand from the water provider.

**ACCESS:** The access tracks marked brown on the plan remain in the ownership of the vendor and the purchasers will be liable for a percentage of the repair and maintenance costs dependent on the eventual lottings.

The access marked purple will be included in the ownership of Lot 5 and rights of way over the track will be granted to the owners of Lots 4, 6 and 7 if subsequently in separate ownership to Lot 5.

The access marked black over Lot 8 is retained for access to Lot 4 if in separate ownership.

If Lot 7 is sold separate to Lot 6 a right of way will be granted across Lot 6.

**METHOD OF SALE:** The land is offered by way of Informal Tender as a whole. All bids must be received by the selling agents Voyce Pullin by the tender deadline of **Friday, 6<sup>th</sup> November 2020 at 2pm** using the Tender Form provided.

**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.

**EASEMENTS, COVENANTS, RIGHTS OF WAY:** The property is sold subject to any rights, benefits or incidents of tenure which affect it.

**SOLICITOR:** DF Legal Tel: 01453 757435.  
FAO: David Ferraby [dferraby@dflegal.com](mailto:dferraby@dflegal.com)

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. (Details prepared September 2020)