

**V****P**

# *Voyce Pullin*

*Rural Property Agents*



## **LOWER MORTON, THORNBURY**

**42 ACRES (17 hectares)**

### **LEVEL FARMLAND**

With adjoining

### **MIXED USE YARD**

- ❖ Commercial Units & Equestrian Facilities offering an investment opportunity
- ❖ Approx 15,000 ft<sup>2</sup> of Agricultural Buildings
- ❖ Ample Concrete Hardstanding
- ❖ Approx 38 acres of land – partly Grade II

**FOR SALE**

(As a whole or in Lots to suit Buyers – providing simultaneous sales are agreed on all parts)

**Guide Price £550,000**



**RICS**

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

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

## LOWER MORTON, THORNBURY

### SITUATION

The property is situated to the immediate north of Thornbury and with access from Duckhole Lane. There is a further agricultural access from Oldbury Lane to the south. The property is within easy reach of the A38 and the M5 (Junction 14) is some 4.5 miles away.

### DIRECTIONS

From the centre of Thornbury travel north on the B4061 (Gloucester Road); past The Anchor Inn and on the outskirts of the town turn left into Butt Lane; on the double bend turn right to Lower Morton; after ½ mile at the next junction turn left sign posted Duckhole/no through road; the site will be found on the left hand side after a short distance.

### DESCRIPTION

Previously a livestock farm rearing cattle and pigs the farm has diversified to give commercial and equestrian elements (see Site Plan). The property now offered comprises the farmyard together with the adjoining level farmland. The main access to the site is from Duckhole Lane, Lower Morton, but there is also an agricultural access from the track onto Oldbury Lane.

### GENERAL REMARKS

#### Tenure & Possession

The property is offered with Freehold Tenure. Vacant Possession could be available, but currently offers an investment opportunity. Further information is available from the Selling Agent or Vendors Solicitors.

#### Services

Water – Mains water is connected.

Electricity – Mains supply (3 phase)

Drainage – Is to a private system

Note: within 3 months of completion the Purchaser will be required to install a new independent drainage system (the current arrangements are shared with the Vendors retained property).

#### Rights of Way, Easements & Covenants

The property is sold subject to all easements, covenants or other incidents of tenure. In particular prospective buyers should note:

- The property is crossed by public rights of way.
- Wires supported on poles and one pylon cross the farm.

- An oil pipeline crosses the north west corner of the farm.
- An underground electricity supply crosses the property for the benefit of an adjoining owner.

#### Planning

The property does not have any specific designations on the South Gloucestershire Local Plan. The buildings have been subject to several planning initiatives (see accompanying plan).

#### Outgoings

Business Rates are charged on some commercial units. Please contact the Agents for further details.

#### Single Farm Payment

Entitlements have been established and activated on the holding in accordance with the Scheme rules. The entitlements will be inducted within the sale price, but prospective buyers should note:

- The purchaser will be required to observe the Cross Compliance regulations until 31/12/10 in order to safeguard the vendors past payments.
- At his/her cost the purchaser is to be responsible for the transfer of the Entitlements before 31/03/11, but the vendors will give their reasonable co-operation with this.

#### Local Authority

South Gloucestershire Council

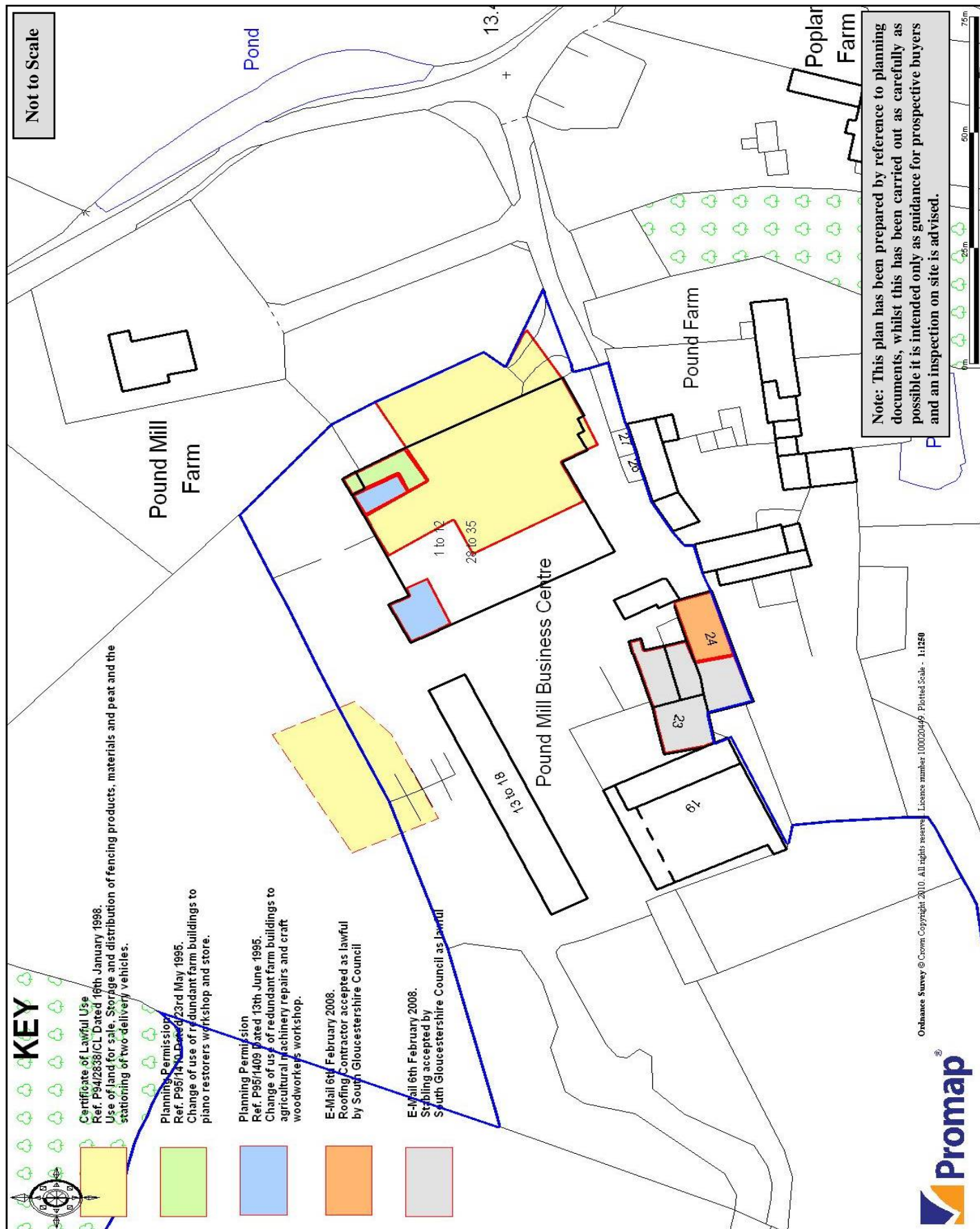
Tel: 01454 868686

[www.southglos.gov.uk](http://www.southglos.gov.uk)

#### Viewing

By prior appointment please with the Vendors Selling Agents.





**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.

