LAND AT OLDBURY NAITE
OLDBURY-ON-SEVERN, SOUTH
GLOUCESTERSHIRE, BS35 1RU

A useful paddock extending to 0.21 acres of permanent pasture with good access at Oldbury Naite.

FOR SALE BY PRIVATE TREATY
(One Lot – suitable for a variety of uses subject to planning permissions)

OFFERS IN EXCESS OF £15,000
DIRECTIONS: From Thornbury head to the Power Station via Butt Lane. After approximately 2 miles you will pass a small industrial building on your left (Miles Tyres) and the offices of the Drainage Board, continue 100 metres and turn left onto Oldbury Naite. The paddock is approximately 200 metres on the right hand side via the access to Brynderie Farm and 50 metres on the left hand side. Voyce Pullin for Sale signs will be on the roadside and attached to the field gate.

DESCRIPTION: A useful pasture paddock extending to 0.21 acres surrounded by mature and well maintained hedges and usefully adjacent to nearby residences. The paddock has much potential for alternative uses subject to planning permission being granted.

SERVICES: Water is not present on the property however we understand that the mains supply is available in the adjoining road. Purchasers are advised to make their own enquiries of the local water authority.

TENURE AND POSSESSION: The land is available freehold with vacant possession on completion.

BASIC PAYMENT SCHEME: No entitlements are available to be sold with the land.

UPLIFT CLAUSE: The land will be sold subject to an uplift clause for residential development however the Vendors would be keen to discuss increased offers, that are free of uplift or to agree a fixed further one off payment should a planning permission be achieved.

EASEMENTS, COVENANTS, RIGHTS OF WAY: None known to affect the property.

The property is sold subject to any rights benefits or incidents of tenure which affect it. Further information is available from the Solicitors.

LOCAL AUTHORITY: South Gloucestershire Council
Tel: 01454 868009
Website: www.southglos.co.uk

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: Strictly by appointment for details please contact the Vendors’ Agents on 01454 269486.

SOLICITORS: Mr T Hodsmans, Crossmans, 12 The Plain, Thornbury, Bristol, BS35 2BE
Tel: 01454 412278