

“COWSBANK” LAND AT TOADSMOOR, BRIMSCOMBE, STROUD, GLOUCESTERSHIRE



SITUATION: The land lies between the villages of Bussage and Brimscombe within the Toadsmoor Valley approximately ½ mile from the London Road (A419 Stroud - Cirencester).

DIRECTIONS: From Stroud centre take the Cirencester Road (A419); at the Waitrose roundabout turn right to Thrupp, Brimscombe and Chalford; continue for 2.2 miles and turn left to Bisley, Chalford Hill, Brownhill, Bussage and Eastcombe; continue for 1 mile and the land will be found on the right hand side, indicated by a Voyce Pullin ‘For Sale’ board.

DESCRIPTION: A parcel of amenity land located in the Toadsmoor Valley providing a rare opportunity to purchase land that would lend to both recreational activities or agricultural uses with excellent out wintering qualities. Falling towards the Toadsmoor Road and levelling out on top the land is partly copse with areas of permanent pasture.

ACCESS:

Lot 1 - Directly off the Toadsmoor Road.

Lot 2 - A right of way over part of the driveway leading to Edgecombe House as shown in yellow on the plan.

TENURE AND POSSESSION: The land is offered for sale with Freehold Tenure and Vacant Possession will be available on all parts upon completion.

TIMBER: All standing timber is included in the sale.

VALUATION: There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the local planning authority.

SINGLE PAYMENT SCHEME & ENVIRONMENTAL SCHEMES: The land is not registered for the purposes of Single Payment or any other Environmental Schemes.

SERVICES: Lot 1 and Lot 2 do not have mains water. Spring water is located on both lots.

SPORTING: All sporting rights are included in the sale.

AGENTS NOTE: The purchaser of Lot 1 will be required to fence off the internal gateway between points A – B on the plan within one month of the date of completion.

LOCAL AUTHORITY: Stroud District Council - Tel 01453 766321.

VIEWING: All potential purchasers may view the property at any reasonable hour with a copy of these particulars.

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 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. Without prejudice to the above the following is drawn to the attention of potential purchasers:

- The land is crossed by a public footpath
- Electricity wires supported on poles cross the land

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.

SOLICITORS: AES Winterbothams LLP, Stokescroft, Cossack Square, Nailsworth, Stroud, Glos GL6 0DZ Tel: 01453 832566 Fax: 01453 835441 FAO. Mr N Sherwood

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. (Photos taken August 2010)

Oldbury
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Lydney
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