

**V****P**

# *Voyce Pullin*

*Rural Property Agents*



## **LAND AT EASTCOMBE**

**STROUD**

**GLOUCESTERSHIRE**

Of Equestrian and Amenity Interest

Freehold Permanent Pasture Paddock with building extending to 0.78 Hectares (1.93 Acres)

**FOR SALE BY PRIVATE TREATY**

(AS A WHOLE)

**GUIDE PRICE:**

**£20,000**



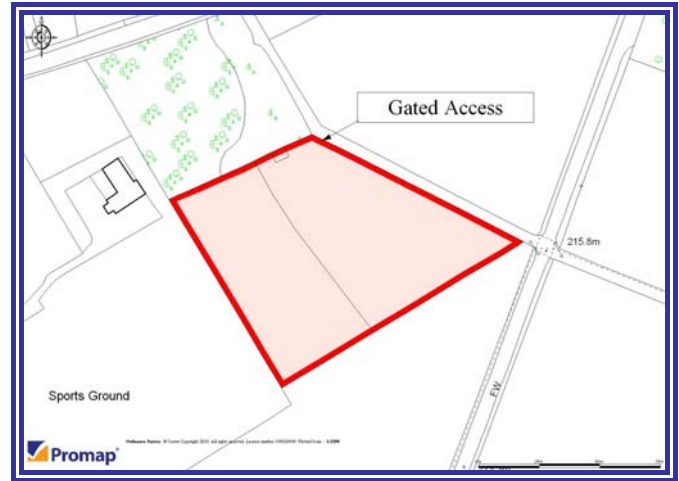
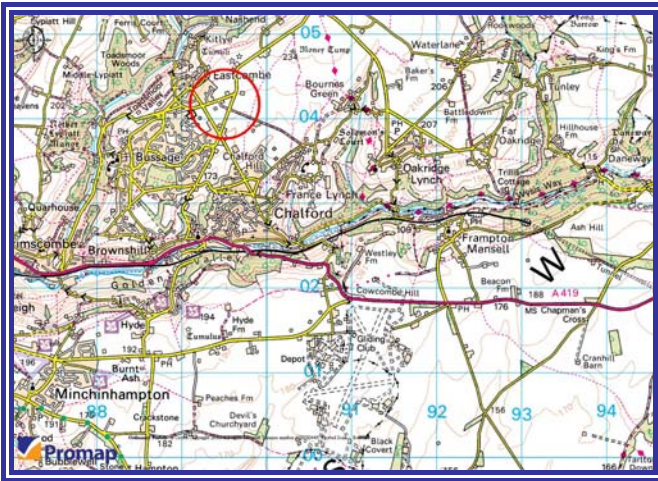
**RICS**

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

Tel: 01454 269486 Fax: 01454 413320

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

## LAND AT EASTCOMBE, STROUD, GLOUCESTERSHIRE



**SITUATION:** The land is located just to the east of the village of Eastcombe close to the Eastcombe to Bisley road and approximately 1 mile from the A419. The land is accessed from the bordering Bridleway.

**DIRECTIONS:** From Stroud head towards Chalford on the A419. Just before reaching Chalford turn left signposted (Chalford Hill, Brownshill and Skaites Hill) onto Old Neighbourhood. Continue on this road for  $\frac{3}{4}$  mile. At the T junction turn right (signposted Eastcombe and Bisley). The land will be found on the left hand side after  $\frac{1}{4}$  mile indicated by a Voyce Pullin For Sale board.

**DESCRIPTION:** A useful permanent pasture paddock with equestrian and amenity interest. The property also contains a small corrugated steel building previously used as stables which could be upgraded for further equestrian or other uses (subject to the necessary planning consents).

**TENURE AND POSSESSION:** The property is offered for sale with Freehold Tenure and Vacant Possession will be available 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:** It is believed that the land is not registered for the purpose of the Single Payment Scheme. The land is not entered into any other environmental schemes.

**SERVICES:** Metered mains water is connected to the property.

**SPORTING:** All sporting rights are included in the sale.

**LOCAL AUTHORITY:** Stroud District Council – Telephone 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:

**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

Messrs Lapage Norris Sons & Saleby LLP, 1 Rowcroft, Stroud, Gloucestershire. GL5 3BA.

F.A.O. Mr Robert Wicks

Tel: 01453 763375

Fax: 01453 763376

### 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 June 2010)

Oldbury  
Tel: 01454 269486

Lydney  
Tel: 01291 680068