

V**P**

Voyce Pullin

Rural Property Agents



**LAND AT HOLLYBUSH FARM
HAMPTON FIELDS, MINCHINHAMPTON
GLOUCESTERSHIRE**

**A versatile and attractive block of pasture land suitable for agricultural and equestrian uses
(subject to any necessary planning consents)**

Extending to approximately

14.12 HECTARES

(34.89 Acres)

FOR SALE BY INFORMAL TENDER

(As a whole or in Lots)

(Closing date: Friday 17th September at 12 noon)



RICS

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

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

LAND AT HOLLYBUSH FARM, HAMPTON FIELDS, MINCHINHAMPTON, GLOUCESTERSHIRE

LOCATION

The land at Hollybush Farm lies between Avening and Minchinhampton, close to the hamlet of Hampton Fields. The land is located approximately 1 mile from the centre of Minchinhampton.

DIRECTIONS

From Minchinhampton follow Tetbury Street onto Woefulthane Bottom (south – east). After approximately 1 mile the land can be found on the left hand side indicated by a Voyce Pullin “For Sale” board.

DESCRIPTION

The land (edged RED on the sale plan) is level and laid to Permanent Pasture. Divided into four enclosures, the fields are intersected by Cotswold Stone walls (see Agents Notes – Responsibility of Boundaries).

GENERAL REMARKS

Tenure & Possession

The land is offered with Freehold Tenure and Vacant Possession will be available on all lots upon completion.

Services

There are no services connected to the property as the existing water supply will be disconnected however, mains water can be found in the roads to the north and east of the land. Further information is available from the Selling Agents.

Sporting & Mineral Rights

All Sporting and Mineral Rights are included in the sale.

Timber

All standing timber, if any, is included in the sale.

Easements, Covenants & Rights of Way

The property is sold with any rights, easements or other incidents of tenure which affect it.

Planning

The land is shown on the Stroud and District Local Plan (adopted 2005) as being within the Cotswold Area of Outstanding Natural Beauty. The Selling Agents are not aware of any planning history.

Potential Purchasers are free to make their own enquiries with the Local Planning Authority.

Single Payment & other Environmental Schemes

The land is not registered for the purposes of the Single Payment Scheme and has not been entered into any other Agri-environmental schemes.

Ingoing Valuation

There will not be any ingoing valuation in addition to the purchase price.

Local Authority

Stroud District Council
Tel: 01453 766321
www.stroud.gov.uk

Services

Severn Trent Water
Tel: 08457 500500

Solicitors

Robert Smith & Co Solicitors
3-4 Lansdown
Stroud
Glos
GL5 1BB Tel: 01453 757435

Viewing

At any reasonable daylight hour by people in possession of these particulars; please ensure that the gates are kept closed at all times.

Under no circumstances should dogs be taken onto the land.

Agents Notes

- The responsibility of the boundaries on each Lot are indicated by “T” marks on the plan.
- If sold in lots, internal gateways are to be fenced off by the owner of the respective boundaries within 3 months of the date of completion.
- All current water supplies will be retained by the Vendor and will not therefore be sold with the land. However, the necessary rights will be granted to all Purchasers over any other sold land in perpetuity to ensure that at any time in the future mains water can be made available to all parcels. All costs associated with the installation of such pipes including land re-instatement over another's land, will be borne by the owner of the land parcel requiring the water.

- The Vendor reserves the right to erect a “For Sale” board on the property until 1st December 2010 to market a nearby property.
- The Vendor will erect a stock-proof fence between points A-B on the attached plan before the date of completion.

Method of Sale

The property is offered for sale by **Informal Tender**.

All tenders to be received at our Oldbury office by 12 noon on Friday 17th September 2010 on the attached form.



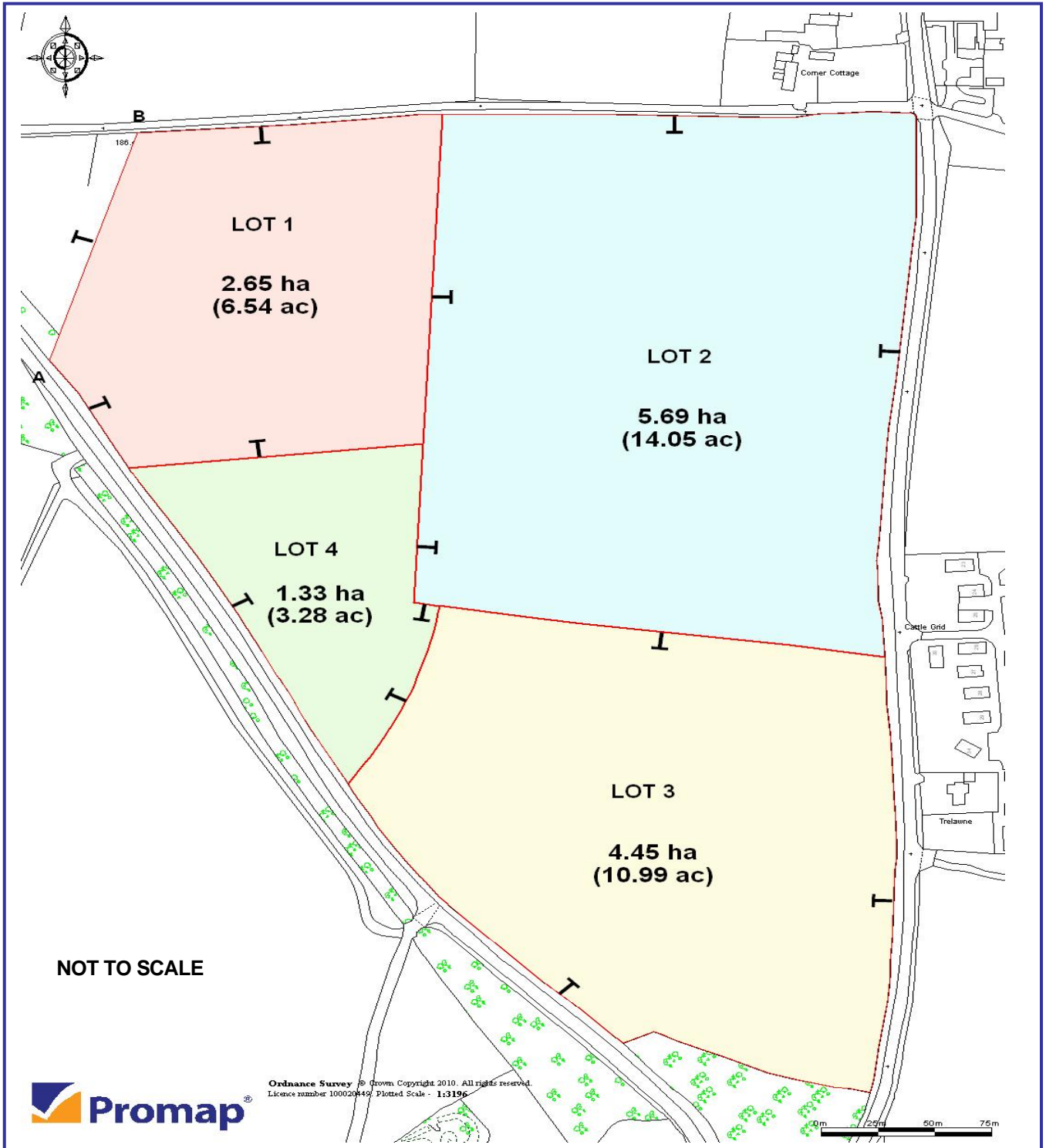
Important Notice: (to be read by all prospective purchasers)

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 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 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 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 the 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 representation 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 to 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 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 with 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 relation to the property.

LAND AT HOLLYBUSH FARM, MINCHINHAMPTON, STROUD, GLOUCESTERSHIRE

**SCHEDULE OF AREAS
(based on suggested lotting)**

	Grid Ref	Description	Hectares	Acreage	Guide Price
Lot 1	SO8800/2917	Permanent Pasture	2.65	6.55	£100,000
Lot 2	SO8800/4712	Permanent Pasture	5.69	14.06	£150,000
Lot 3	SO8800/4587	Permanent Pasture	4.45	10.99	£130,000
Lot 4	SO8800/3000	Permanent Pasture	1.33	3.29	£50,000
		Total	14.12	34.89	



Lydney
Tel: 01291 680068

Oldbury
Tel: 01454 269486