

V**P**

Voyce Pullin

Rural Property Agents

Upon instructions from the Exors of the Estate of the late Mrs M W A Platford



LAND AT LONGWOOD FARM NYMPSFIELD, STONEHOUSE, GLOUCESTERSHIRE

A well located and attractive block of Pasture and Arable Land
extending to approximately 22.23 Hectares (54.93 Acres)

FOR SALE BY INFORMAL TENDER

(AS A WHOLE)

GUIDE PRICE:

£300,000



RICS

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

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

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SITUATION

The land is located approximately 3½ miles south-west of Stroud and immediately off the B4066. Stonehouse is approximately 5 miles to the north. Access to the M5 (J13) is 7½ miles to the north-west.

DIRECTIONS

Leave J13 of the M5 and head east towards Stroud on the A419. At the Sainsburys roundabout take the 3rd exit sign-posted towards Selsley; continue on the B4066 towards Uley and after 2 miles the land will be found on your left hand side indicated by a Voyce Pullin 'For Sale' board.

DESCRIPTION

A substantial parcel of level pasture and arable land adjoining the B4066 Uley to Stroud road.

The land is offered for sale as a whole and comprises the following:

Field Reference	Description	Area (Ha)
SO8102/2406	Temporary Grass	7.54
SO8101/3798	Track	0.094
SO8102/4387	Temporary Grass	6.43
SO8101/7698	Temporary Grass	6.00
SO8102/8713	Permanent Grass	2.17
	Total	22.23
		(54.93 ac)

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 registered for the purpose of the Single Payment Scheme. Entitlements will be available by separate negotiation. The land is entered into Entry Level Stewardship ending on 30th April 2012 – further details are available from the selling Agents.

Please note that it will be a condition of the sale that the Purchaser undertakes to continue with and complete the Entry Level Stewardship Agreement.

SERVICES

Mains water is currently available to the property however, the current supply is to the retained property only and it will be the responsibility of the Purchaser to make their own arrangements with Severn Trent Water. Contact telephone number 08456 016 616

SPORTING

All sporting rights are included in the sale.

LOCAL AUTHORITY

Stroud District Council
Ebley Mill
Westward Road
Stroud
Gloucestershire
GL5 4UB

Tel. 01453 766321

TENDER DATE

All tenders to be received at our Oldbury office by 12 noon on Wednesday 2nd June 2010 on the attached form.

TENURE AND POSSESSION

The property is offered for sale Freehold Tenure and Vacant Possession will be available upon completion.

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 are drawn to the attention of prospective purchasers;

- A right of access will be granted over the driveway shown coloured green on the site plan (subject to shared future maintenance)
- Rights of access exist over the track shown coloured brown for the benefit of the adjoining owners
- The property is sold subject to a restrictive covenant against development. **NOTE:** this covenant will apply to an area immediately around Longwood House (the approximate extent of this area is shown hatched on the plan)

Further details of any of the above are available from the selling agents or solicitors.

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

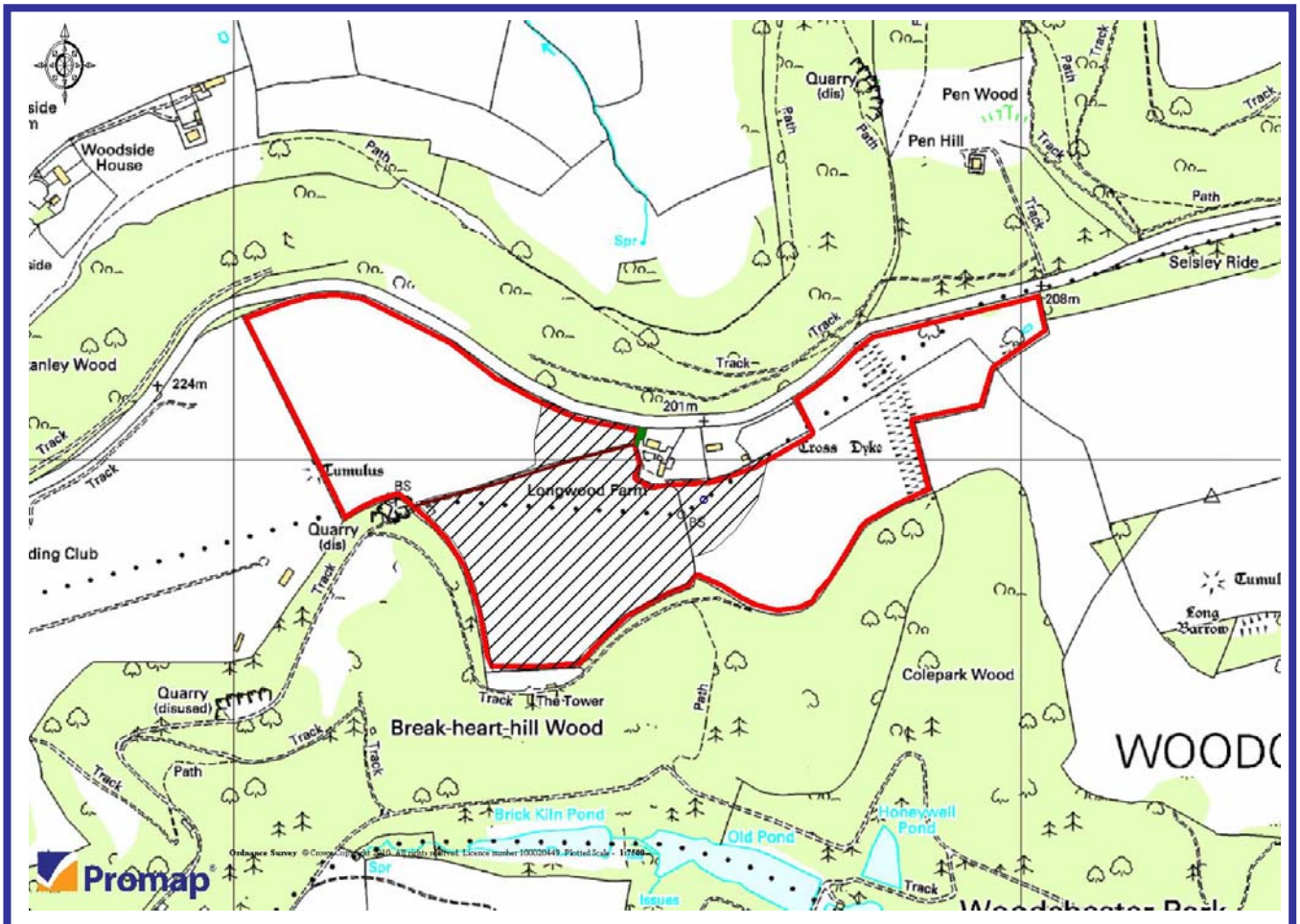
All potential purchasers may view the property at any reasonable hour with a copy of these particulars.

SOLICITORS

AES Winterbothams LLP
3/7 Rowcroft
Stroud
Gloucestershire
GL5 3BS

Tel: 014543 847235
Fax: 01453 751997

F.A.O. Mr N Sherwood



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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.

Photographs taken February 2010

Details prepared April 2010

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Lydney
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