

FOR SALE

Land at Birdlip

Gloucestershire, GL4 8BP

Site area 1.5 acres (0.61 hectares) or thereabouts



- 1.5 acres (0.61 hectares) or thereabouts
- Excellent grazing land with road frontage.
- Informal Tender date 7th December 2021

Bruton Knowles

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

Land at Birdlip

LOCATION

The site is located on the southern edge of the semi-rural village of Birdlip which lies within the Cotswold District of Gloucestershire. The village is well connected and sits some 8 miles east of Gloucester and 6 miles south of Cheltenham, and is located in close proximity to A417 with direct links to Cirencester and beyond.

DESCRIPTION

The land in all extends to some 1.5 acres (0.61 hectares) or thereabouts. The land comprises excellent grazing and bound by a mixture of mature hedgerows and post and rail fencing. The land comprises of Grade 3 agricultural land and consists of shallow lime-rich soils over chalk or limestone which is freely draining with good road access.

SERVICES

The land is not connected to mains water. We believe there to be mains water nearby.

RIGHTS AND EASEMENTS

The property is available 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 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 Authority.

TENURE

The land will be available freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME (BPS)

There are to be no BPS Entitlements included in the sale.

LEGAL COSTS

Each party will be responsible for their own legal costs. Please note there is a buyers premium of £750 plus VAT payable in addition to the purchase price.

OVERAGE CLAUSE

The land is to be sold subject to a proposed overage clause of 25% over 25 years for any non-agricultural or equestrian use.

METHOD OF SALE

The land is For Sale by way of Informal Tender with 'best and final' offers to be received by Noon on Tuesday 7th December 2021 to the sole selling agents.

GUIDE PRICE

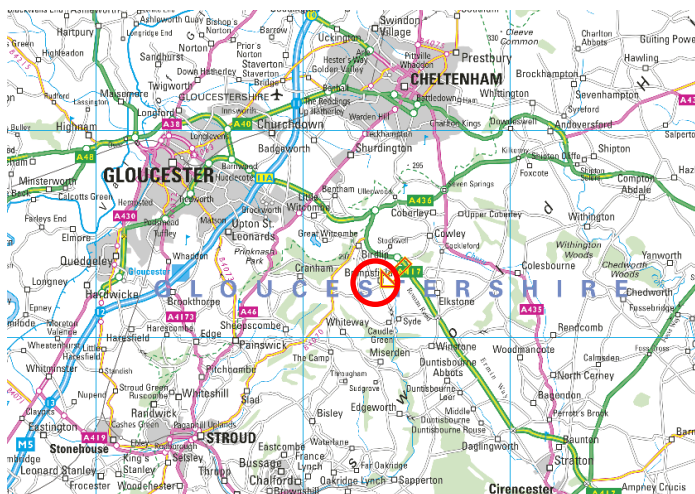
Asking for offers in excess of £50,000

SALES PLAN AND BOUNDARIES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied. The scale is only approximate.

VIEWINGS

All viewings are by appointment by contacting the sole selling agents Bruton Knowles Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Eleanor Isaac Tel : 01452 880000 E-mail: eleanor.isaac@brutonknowles.co.uk



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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

FORM OF INFORMAL TENDER – Land at Birdlip, Gloucestershire, GL4 8BP

Informal Tenders Closing Date: Noon on Tuesday 7th December 2021

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchaser(s)
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

**SOLICITOR
DETAILS**

My/Our Solicitor: Name: _____
Address: _____

YOUR DETAILS

Name: _____
Please Print
Address: _____

Tel No: (H) _____ (W) _____ Ext _____ Date _____
Email: _____ @ _____
Signed: _____

This form is to be returned no later than 12 Noon on Tuesday 7th December 2021 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached from to eleonor.isaac@brutonknowles.co.uk marked "**Land at Birdlip /ERI**"

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower.