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CPW DANIELL

RURAL LAND & PROPERTY CONSULTANTS







Land at Deerhurst, Tewkesbury, Gloucestershire

Approximately 42.15 acres (17.06 hectares) of versatile agricultural land with excellent access off the A38 and B4213. Located to the south of Tewkesbury and available as a whole or in two lots.

For sale by Informal Tender with best and final offers invited by no later than Midday on Friday 20th August 2021.

Guide Price: £380,000

RICS Registered Valuer

CPW Daniell Ltd is a company registered in England and Wales. Registration Number 8176043.
Registered Office: Green Farm, Queenhill, Upton-upon-Severn, Worcestershire WR8 0RD. This company is regulated by RICS.

LOCATION

The property is located in the parish of Deerhurst, approximately 2.3 miles to the south of Tewkesbury off the A38 Gloucester Road.

The village of Tredington is approximately 1 mile to the east and the village of Apperley is approximately 2 miles to the west. Gloucester is approximately 9 miles to the south.

DESCRIPTION

The property consists of two fields totaling 42.15 acres (17.06 hectares) of versatile agricultural land. The land is currently in grass and has been managed predominantly for hay production in recent years having historically been in an arable rotation and would potentially suit a variety of agricultural or equestrian uses. The land is relatively level with excellent road frontage and access off both the A38 and the B4213.

Lot 1 - Guide Price £255,000

Lot 1 amounts to approximately 28.34 acres (11.47 ha) of grassland and has direct access from the A38. The purchaser of Lot 1 will be required to erect and forever maintain a stock proof fence between points A and B on the plan. A footpath and bridleway runs through Lot 1.

Lot 2 - Guide Price £125,000

Lot 2 amounts to 13.81 acres (5.587ha) of grassland and has direct access from the B4213. The entrance to the field is conveniently double gated to prevent straying stock whilst taking access to or from the field.

PLANNING

The land is agricultural but has been the subject of preliminary investigations for a 'garden village' development of this and neighbouring land totaling approximately 605 acres (245 hectares). The proposed 3000 home development has been put forward by Gladman Developments and is at the pre-planning stage.

TENURE

The land is sold subject to a farm business tenancy. Notice to terminate has been served so that the tenancy will expire on 30th September 2022 .

SERVICES

There is no mains water or electricity to the property. A private water supply pipe passes through Lot 1 for the benefit of neighbouring land and will be retained by way of an easement. It is understood that there are water mains running along the A38 and B4213 and purchasers are advised to make enquiries of Severn Trent Water with regard to making their own connection.

DEVELOPMENT UPLIFT

The land will be sold subject to an uplift clause of 50% for 30 years should planning permission be achieved for an alternative use. Agricultural and Equestrian development will be permitted.

METHOD OF SALE

The property will be sold as a whole or in two lots via Informal Tender with a deadline of midday on Friday 20th August 2021. Bidders should complete the attached tender form and submit their best and final offer via post or email to the selling agents.

LOCAL AUTHORITY

Tewkesbury Borough Council
Tel: 01684 295010
www.tewkesbury.gov.uk

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

It is understood that BPS has been claimed by the tenant and the tenancy contains provisions for the tenant to transfer entitlements back to the landlord at the end of the tenancy. There are no environmental schemes on the land.

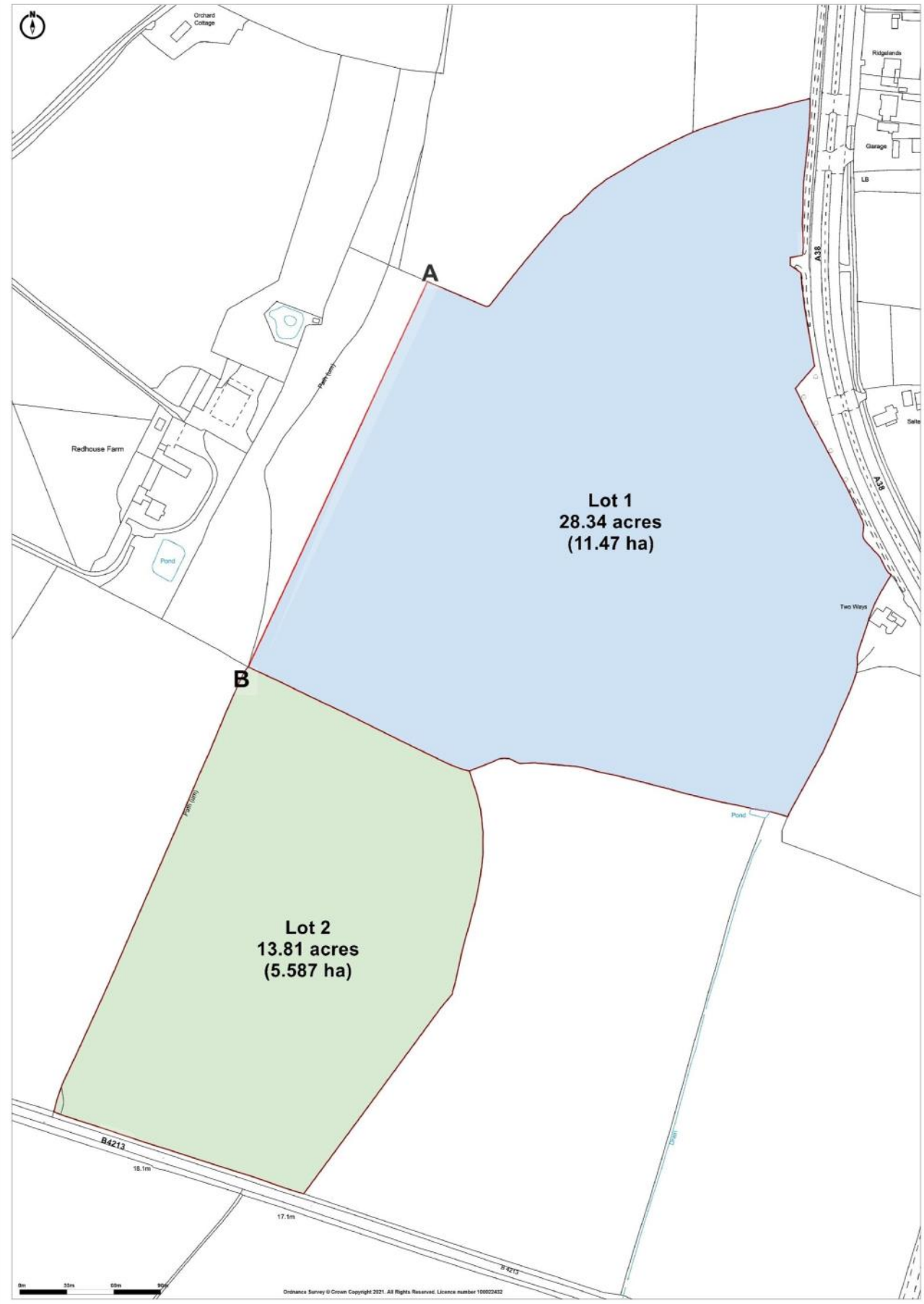
RIGHTS OF WAY, WAYLEAVES & EASEMENTS

A footpath and bridleway runs through the property as identified above. A fuel oil supply pipe runs through Lot 1. The property will also be sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, stables, drains, water, gas and other pipes whether referred to in the particulars of sale or not and to the provisions of any planning scheme of County or Local Authority.

ANTI-MONEY LAUNDERING REGULATIONS

For anti-money laundering compliance, Photographic ID and proof of address will be required from prospective purchasers prior to instructing solicitors.

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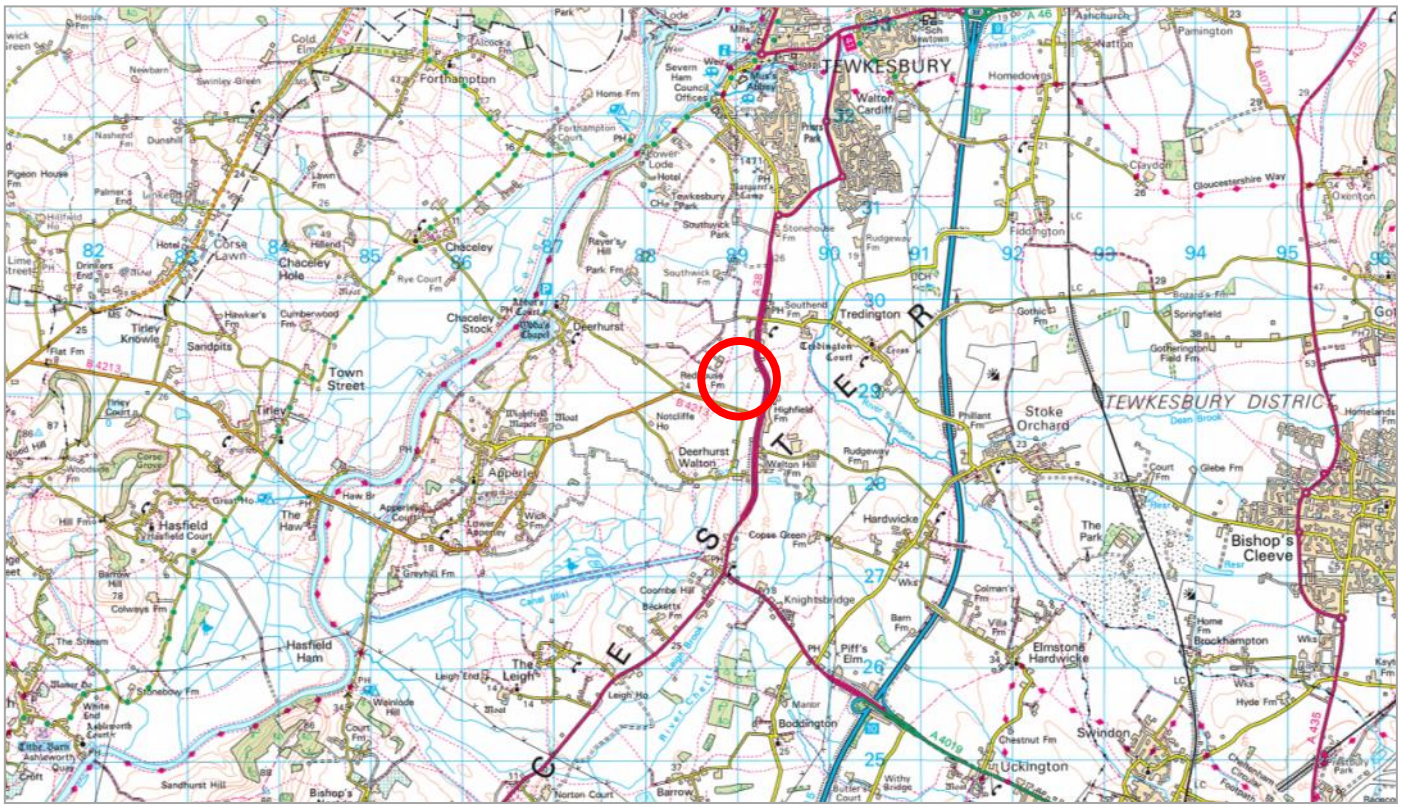


Promap
LANDMARK INFORMATION
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Licence number 100022432
Plotted Scale - 1:2500. Paper Size - A3

Point A is shown on the ground by a post in the hedge marked yellow. Plan not to scale.

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DIRECTIONS

The closest postcode to the property is GL19 4BW.

From Tewkesbury, head south on the A38 and proceed straight over the Odessa Inn junction and traffic lights. The gateway to Lot 1 can be found approximately half a mile on the right (accessible from the northbound carriageway only). For Lot 2, continue south to the Highfield Business Park junction and turn right onto the B4213. The entrance gateway can be found after approximately 0.4 miles on the right.

From Gloucester, head north on the A38 for approximately 7.5 miles until you reach the Highfield Business Park junction and traffic lights. For Lot 2, turn left onto the B4213. The entrance gateway can be found after approximately 0.4 miles on the right. For Lot 1, continue straight over the junction and the gateway can be found after approximately 0.5 miles on the left.

Lot 1 what3words location ///sues.tightrope.horseshoe
Lot 2 what3.words location ///popular.upward.singers

VIEWINGS

Viewings can be made on foot at any reasonable daylight hour. Please contact the selling agents prior to viewing to register your interest. All visitors are expected to follow the Countryside Code and abide by current Government social distancing guidelines.

ENQUIRIES

For more information or for any queries, please contact Charles Daniell:

Tel: 01684 325215 or 07814 033449
Email: charles@cpwdaniell.co.uk
Post: The Old Tack Room, Green Farm, Queenhill, Upon-upon-Severn, Worcestershire, WR8 0RD.
Web: www.cpwdaniell.co.uk

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