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CPW DANIELL

RURAL LAND & PROPERTY CONSULTANTS







Land at Tirley Road, Corse Lawn, Gloucestershire

A well located and well laid out block of three fields of grassland totalling 9.81 acres (3.97 hectares). The land has excellent access with a gateway direct from Tirley Road and a second access via a right of way from the B4211 at Corse Lawn. For sale by Informal Tender, with a deadline of midday on Friday 18th September 2026.

Offers invited over: £150,000

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.

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DESCRIPTION

The property consists of three level fields of pasture totaling approximately 9.81 acres (3.97 hectares) in the sought-after area of Corse Lawn and within close proximity to the village of Tirley. The land is currently pasture and has been used for equine grazing in recent years. The land is registered with the RPA as one parcel with field number SO8229 6192.

The land is well fenced with mature hedgerows to the perimeter, and divided into three fields of approximately 4.58 acres, 3.66 acres and 1.57 acres in size. A brook divides two of the fields, with a concrete culvert providing access between the two.

The land is currently agricultural but would potentially suit a variety of equestrian or amenity uses, subject to obtaining any necessary consents.

ACCESS

The property benefits from two routes of access. The main access point is via a field gateway direct from Tirley Road to the east. The secondary access is from the B4211 to the west and is understood to be via a right of way over third party land.

PLANNING

The land is agricultural. Interested parties are invited to make their own enquiries with the Local Planning Authority about development potential or alternative uses.

TENURE

The property is offered freehold with vacant possession on completion.

SERVICES

There is a metered mains water supply to the land with troughs in each field. There is also a watercourse passing through the land.

DEVELOPMENT UPLIFT

The land will be sold subject to an overage provision for 25 years which will capture 25% of any uplift in value should planning permission be achieved for any non-agricultural or equestrian development.

METHOD OF SALE

The property will be available for sale by Informal Tender with best and final offers invited by no later than midday on Friday 18th September 2026. Prospective purchasers should complete the attached tender form to submit their bids.

LOCAL AUTHORITY

Malvern Hills District Council, Tel: 01684 862221
www.malvernhills.gov.uk

ENVIRONMENTAL SCHEMES

There are no environmental schemes on the land.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

There is a public footpath crossing the property running roughly parallel to the northern boundary (Eldersfield 744C).

The property is understood to benefit from a right of way over a section of neighbouring property to give vehicular access from the B4211 to the western gateway.

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 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.

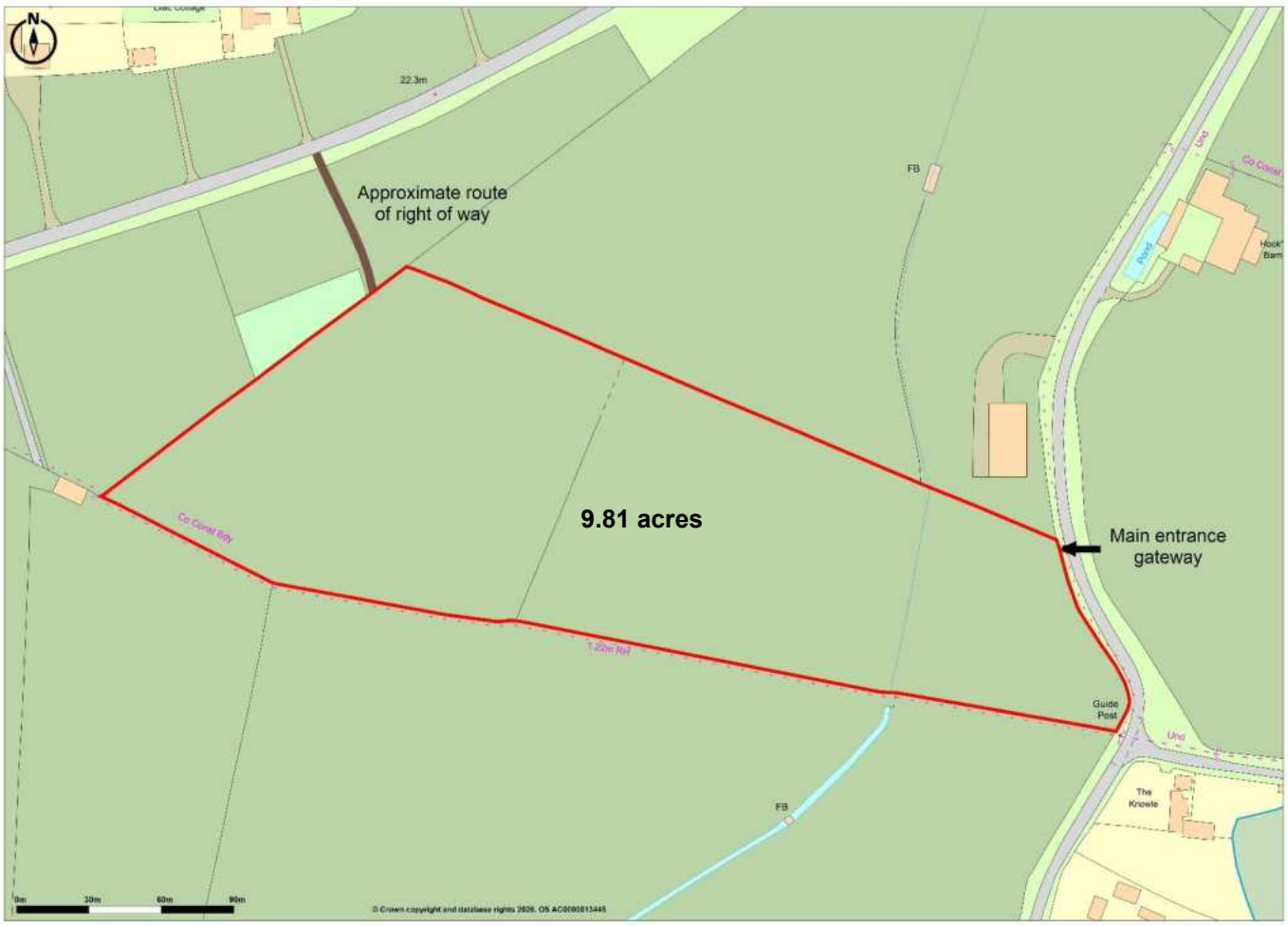
BUYER'S ADMINISTRATION FEE

The successful purchaser will be required to pay £500 + VAT to the selling agent on completion.

VIEWINGS

Viewings can be made on foot at any reasonable daylight hour subject to registering your interest with the selling agent. Please park considerately and away from any entrances or gateways so as not to cause an obstruction. All visitors are expected to follow the Countryside Code. Please note that neither the vendor nor the selling agent will take responsibility for any loss or injury caused whilst carrying out a site visit.

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LANDMARK INFORMATION

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LOCATION

The property is located in Corse Lawn to the southwest of the parish of Eldersfield, and on the border with the parishes of Tirley and Chaceley. Gloucester is approximately 9 miles to the south, via the A417 and B4211. Tewkesbury is approximately 6 miles to the northeast, via the B4211 and A438. A location plan is provided below. The nearest postcode is GL19 4HE.

What3Words: ///biked.hindered.oaks (eastern gateway)

DIRECTIONS

Directions to the main eastern entrance gateway: From Gloucester, head north on the A417 towards Maisemore and Hartpury. After passing through Hartpury, turn right on to the B4211 and then right onto the B4213 towards Tirley. Take the first left onto Tirley Knowle/Tirley Road, and after the lane bends to the left, the property is accessed via the next gateway on the left.

ENQUIRIES

For more information, please contact Charles Daniell:

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

BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.



Important Notice – C P W Daniell Ltd and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and C P W Daniell Ltd has not tested any services, equipment or facilities. The Purchaser must and 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. Details prepared in July 2026.