



**Strategic Residential Development Site**  
Tewkesbury Road, Twigworth, Gloucestershire

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A parcel of well situated and productive mixed agricultural land to be sold as a whole or in two separate lots

Guide Price £1,000,000 lot 2

Guide Price £300,000 lot 1

### Viewing

By appointment through Humberts:

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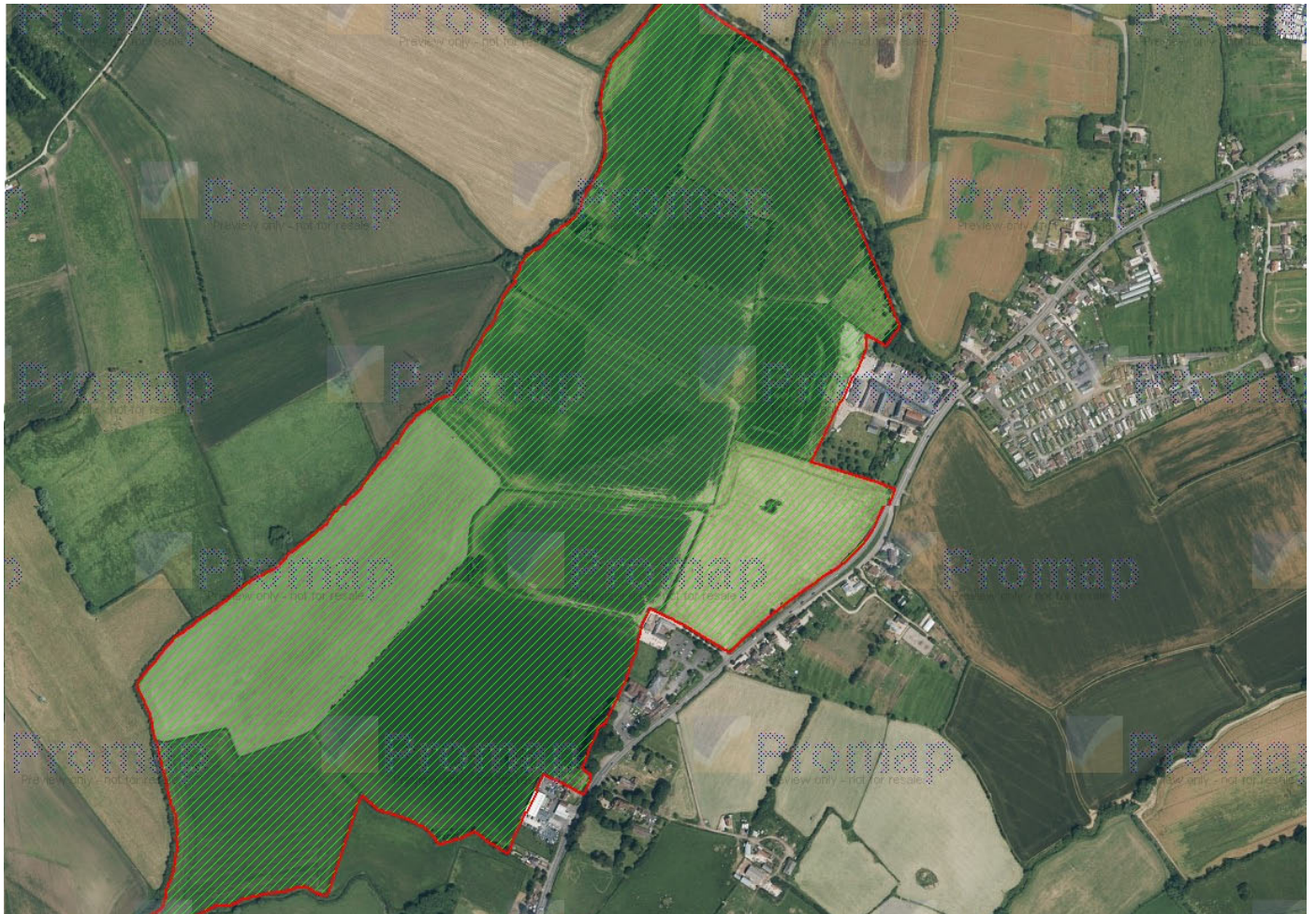
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### Introduction

The land is currently used with a mixture of grazing and arable crops. The land is situated adjacent to the A38 and has considerable scope for residential development subject to the necessary planning applications.

### The Land

The land consists of 12 separate field parcels bounded by stock fencing and hedges, there are a number of small water courses on the land including a stream on the north-west boundary. The land is suitable for supporting arable crop rotations as well as good quality grazing.







Although the land is for sale as two separate lots the landowners are flexible in terms of the boundaries and areas that are shown for sale with each of the lots.

### Method of Sale

For sale by private treaty

### Basic Payment Scheme

The land is registered with the Rural Land Register and entitlements will be transferred to the successful purchaser(s) following completion of the sale, so far as it is reasonably possible to do so.

### Environmental Stewardship

The land is entered into a Stewardship agreement (details to be provided). If the successful purchaser wishes to take over the agreement from the Vendor, then it can be transferred. Further details are available from the agents.

### Tenure and Possession

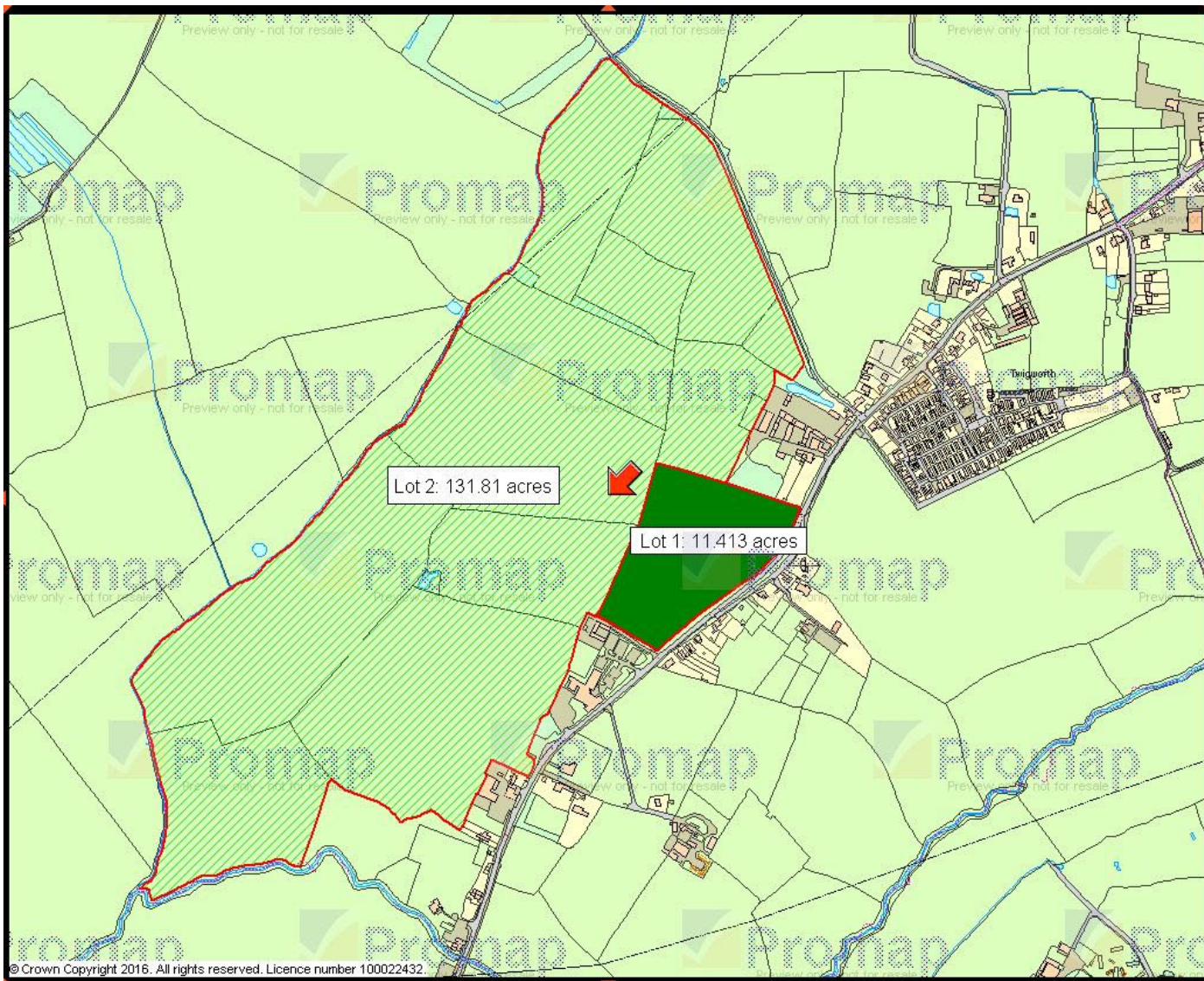
The property is offered freehold with the benefit of vacant possession available upon completion.

### Sporting

All sporting rights are in hand and runs with the freehold of the land.







## Directions

From Gloucester travel out on the A38, after approximately 1.3 miles the site will be found on the left hand side. There is a layby directly opposite to the gateway entrance to the land where parking is available.

## Services

Further details are available from the agents.

## Health and Safety Issues

Potential purchasers are requested to take particular care when inspecting the land. Potential purchasers are requested to wear appropriate and supportive footwear for uneven and potentially slippery surfaces.

## Rights and Easements

There is a footpath over the property further information from the agents.

## Uplift Clause

The land is being offered either as a whole or as two separate lots. The land will be subject to an uplift clause of 30%. Further details area available from the agent.

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