

By Direction of the Administrators of the Late H J Wedley

GLOUCESTERSHIRE
Gloucester 7 miles. M5 Motorway 11 miles.

AN EXCELLENT LEVEL PASTURE FIELD



at

**BROADWAY LANE
HARTLAND HILL
MINSTERWORTH
GLOUCESTER
GL2 8JZ**

4.40 ACRES

FOR SALE BY FORMAL TENDER

Tenders to be submitted to arrive by
FRIDAY 26TH JULY 2024 at 12 Noon

GENERAL REMARKS AND STIPULATIONS
(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a secluded rural location off Broadway Lane at Hartland Hill near to the village of Minsterworth in Gloucestershire.

The Cathedral City of Gloucester is about 7 miles distant.

DIRECTIONS

From Gloucester take the A40 and after about 2 miles turn on the A48 Chepstow road. Continue on the road passing through the village of Minsterworth and then turn left onto Broadway Lane. Proceed along the road for about 400 yards and this land will be found on the other side of the junction.

POST CODE

GL2 8JZ.

TENURE

The property is freehold and offered with vacant possession upon completion.

SERVICES

There is natural water supply to the land.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent

has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

D F Legal, 34 Brunswick Road, Gloucester, GL1 1JW (Attn. Andrew Bishop).
Tel: 01452 520224. Email: abishop@dflegal.com

MODE OF SALE

The property is offered for sale by Formal Tender. Full tender documentation and conditions of sale are available from the Vendors solicitor. Prospective purchasers are required to fill in the attached tender form and return it with a signed contract, together with a deposit cheque of 10% of the offer to arrive at the offices of RG and RB Williams at Ross Auction Centre, Netherton Road, Overross, Ross on Wye, HR9 7QQ by 12 Noon on Friday 26th July 2024.

VIEWING

Viewing is strictly by appointment with the Sole Agent –
RG and RB Williams, Tel: 01989 567233. Ref: RBW/TW.



PARTICULARS OF SALE

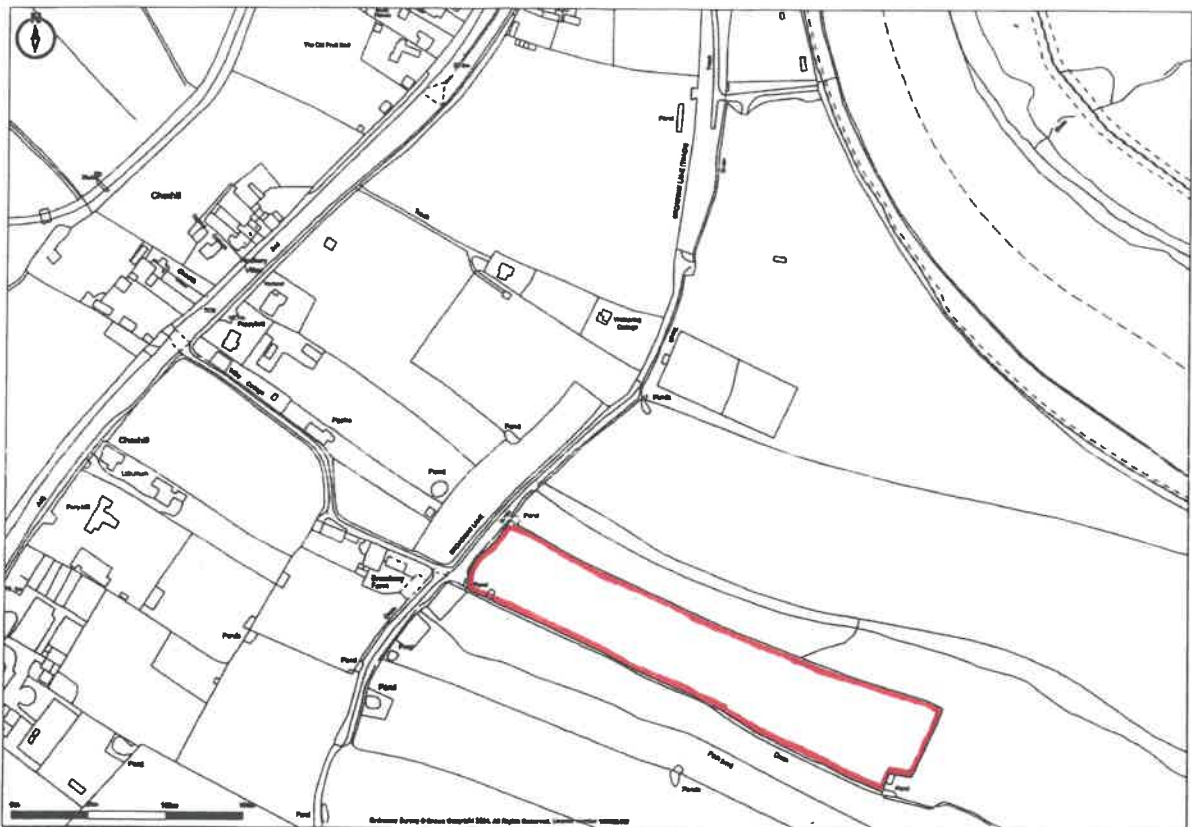
AN EXCELLENT AREA OF PASTURE LAND

at

**BROADWAY LANE
HARTLAND HILL
MINSTERWORTH
GLOUCESTER
GL2 8JZ**

The property comprises an excellent level pasture field with direct roadside frontage to Broadway Lane.

The land has the benefit of a natural water supply and extends in all to approximately 4.40 Acres.



FORM OF FORMAL TENDER

**4.40 ACRES AT BROADWAY LANE
MINSTERWORTH, GLOUCESTER**

Formal Tender Closing Date – Friday 26th July 2024 at 12 Noon
I/We offer, the sum of:

£
(figures and words)

SOLICITOR DETAILS

Name:

Address:
.....

YOUR DETAILS

Name:

Address:
.....

Tel No: Email:

Signed:

Prospective purchasers should complete the following documentation:-

- i) Completed Form of Formal Tender (above)
- ii) Signed Contract of Sale (available from the Vendors Solicitors)
- iii) Deposit cheque of 10% of the offer price (Cheque made payable to D F Legal)

This form is to be returned no later than 12 Noon on Friday 26th July 2024 to:

RG and RB Williams, Ross Auction Centre, Netherton Road, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Minsterworth Land '.

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