

GLOUCESTERSHIRE

Gloucester 12.8 miles. Ross-on-Wye 7.5 miles.

A USEFUL AREA OF AMENITY LAND



situated at

**SHOTTS LANE
KILCOT
NEWENT
GLOUCESTERSHIRE
GL18 1PQ**

2.81 ACRES PASTURE LAND

FOR SALE BY PUBLIC AUCTION

on **THURSDAY 27TH NOVEMBER 2025** at 6pm
at ROSS AUCTION CENTRE, HR9 7QQ

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property is situated 3.3 miles east of the market town of Newent in North West Gloucestershire.

The Cathedral City of Gloucester is about 12 miles distant with the market town of Ross-on-Wye being 7.5 miles away.

TENURE

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

SERVICES

Mains water is connected to the property.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

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.

DEVELOPMENT UPLIFT CLAUSE

The property is sold subject to a development uplift clause. The vendors reserve 50% of the increased value of the property should planning consent be granted for any form of residential or commercial development purposes within ten years of the date of exchange of contracts.

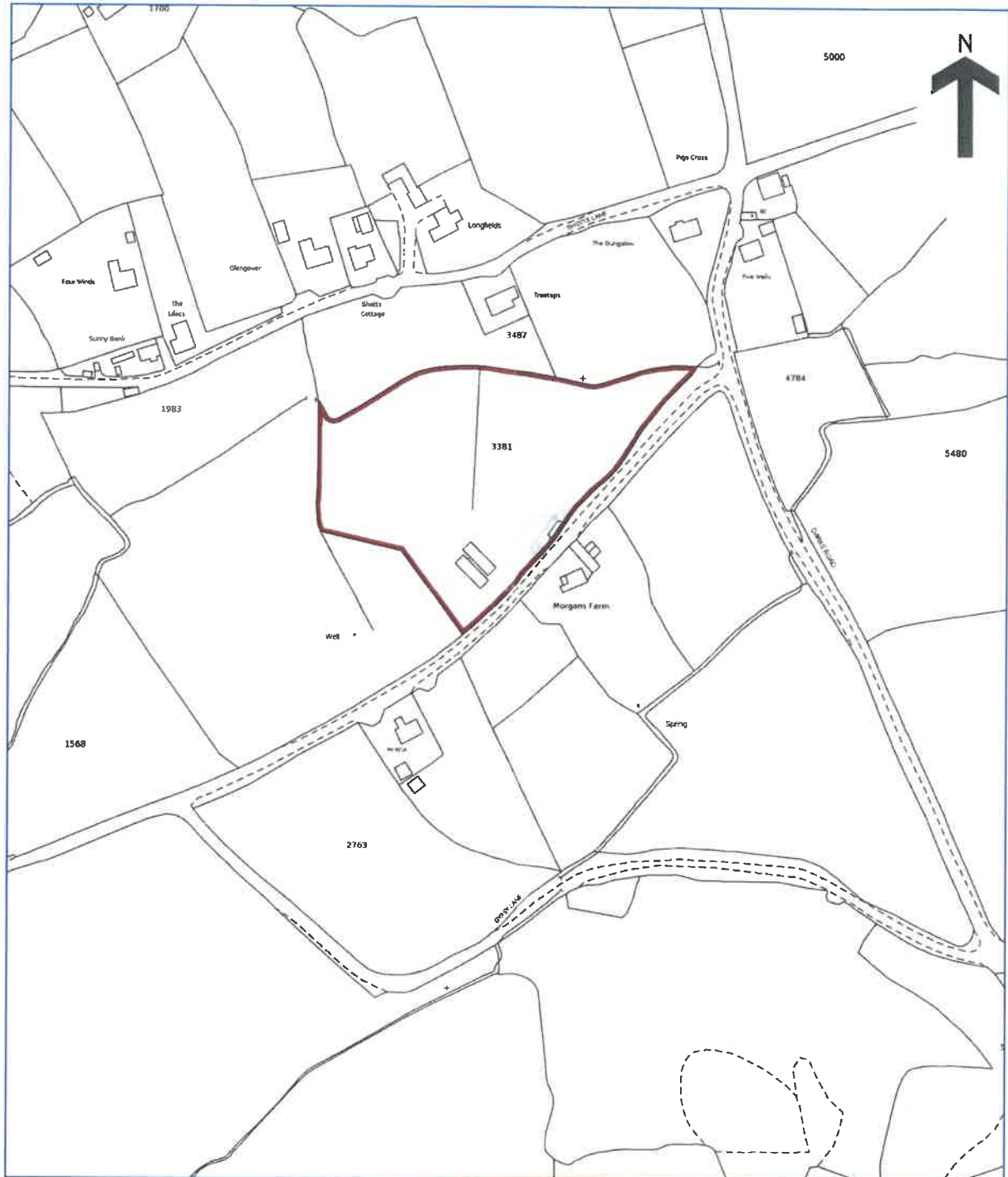
To be confirmed.

MODE OF SALE

The property is offered for sale by Public Auction.

VIEWING

At any reasonable time.



PARTICULARS OF SALE

A USEFUL AREA OF AMENITY LAND

2.81 ACRES

at

**SHOTTS LANE
KILCOT
NEWENT
GLOUCESTERSHIRE
GL18 1PQ**



The property comprises a useful area of pasture land situated just over 3 miles from the popular town of Newent in Gloucestershire. The property has excellent road connections with the M50 being just 2 miles away which leads to the M5 which has the benefit of great road connections to both London and Birmingham.

The property is accessed via a private entrance drive leading off Shotts Lane.

The whole extends to some 2.81 Acres.

The land benefits from a corrugated iron building range.

The land offers itself for development opportunities subject to obtaining the relevant planning consents.