



Area: 4.222 acres (1.709 ha)



Four Acres Bulley Churcham GL2 8BJ



LEVEL PASTURE LAND amounting to 4.2 acres, SPLIT INTO THREE / FOUR PADDOCKS, IDEAL FOR HORSES and GENERAL GRAZING ETC, POST AND RAIL FENCING, HEDGE BOUNDARIES, SITUATED in a PEACEFUL LOCATION IN THE VILLAGE OF CHURCHAM.

This popular village has a church, garage and primary school with the village of Huntley just 5 minutes drive away where amenities include a butchers, hairdressers, a primary school, garage, village hall, church and a public house. Local comprehensive schooling is available at Newent Community School or Dean Magna in Mitcheldean. Newent is approximately 7/8 miles away and the city centre of Gloucester approximately 4/5 miles where more facilities can be found.

Additional sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.

SERVICES

Water is available on the bridle path near to the entrance. There is also a bore hole on the land but this has not been tested by the owners.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Go through Tibberton, passing Court Farm, keep going until you come to a T-Junction. Turn left towards Churcham, proceeding through the lanes until you see Colliers Elm Farm on your left hand side. Just past the farm, you will see a bridleway to your right. Proceed down this bridleway for approximately 500 yards and the land will be found on your right hand side as indicated by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

