

LAND AT MIDDLE STANLEY

NR GRETTON, GLOUCESTERSHIRE



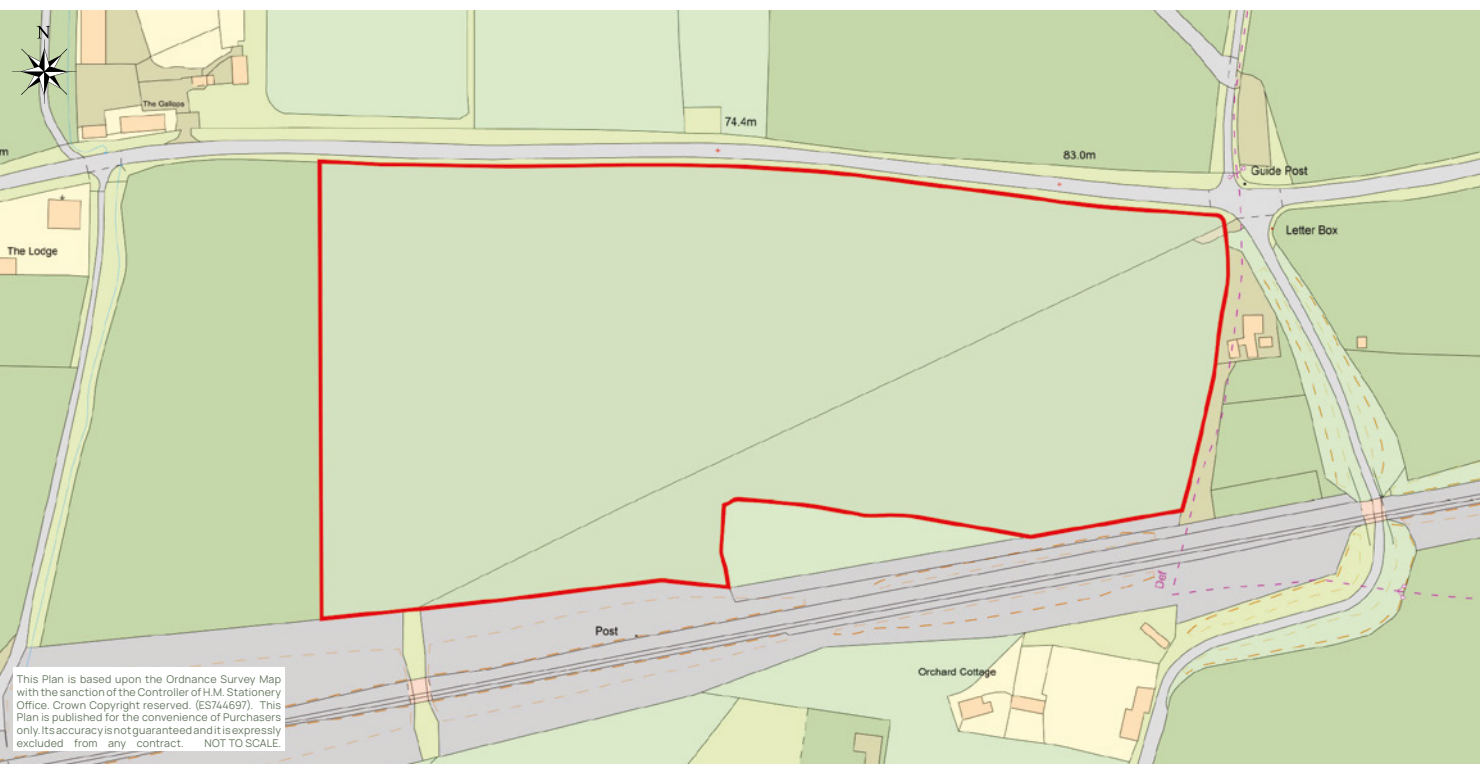
10 acres of Grassland.

For sale by Private Treaty as a whole

DESCRIPTION

An attractive block of versatile grassland, known as Hedge Furlong, suiting agricultural, equestrian or amenity uses. Located near Winchcombe, between the villages of Gretton and Gotherington.

The land is a single field of gently sloping Grade 3 permanent pasture, sheltered on three sides by hedgerows and with very good access from the adjacent highway.



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TITLE & TENURE

The freehold interest is being offered for sale with vacant possession by private treaty. The property is registered as part of Land Registry Title No. GR482975

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There is a public footpath that runs diagonally across the land from the road access at the north east corner to the south west corner. Otherwise the property is being sold subject to and with the benefit of all rights including; rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

There are no services connected; however, mains water is available in the adjacent highway. Buyers will have to rely on their own investigations.

COVENANTS & RESTRICTIONS

The purchaser will be under an obligation to fence the currently unfenced western boundary with a post and sheep netting fence within 2 months of completion and thereafter to maintain. The boundary for the fence is marked on the ground with marker posts. Otherwise, the land is not being sold with any other covenants or restrictions.

The land will be sold subject to an Overage Deed for a period of 30 years, paying 35% of any net uplift in value resulting from planning consent for residential development only.

ENVIRONMENTAL SCHEMES

The land is not subject to any existing environmental agreement or scheme.

SPORTING

Sporting rights are included.

LOCAL AUTHORITY

Tewkesbury Borough Council, Council Offices, Gloucester Rd, Tewkesbury, GL20 9TB

VIEWING

To make an appointment to view the land, please contact:

Richard Greasby

T: 01285 883740

E: richard@butlersherborn.co.uk or

Claudia Tongue

T: 01285 883740

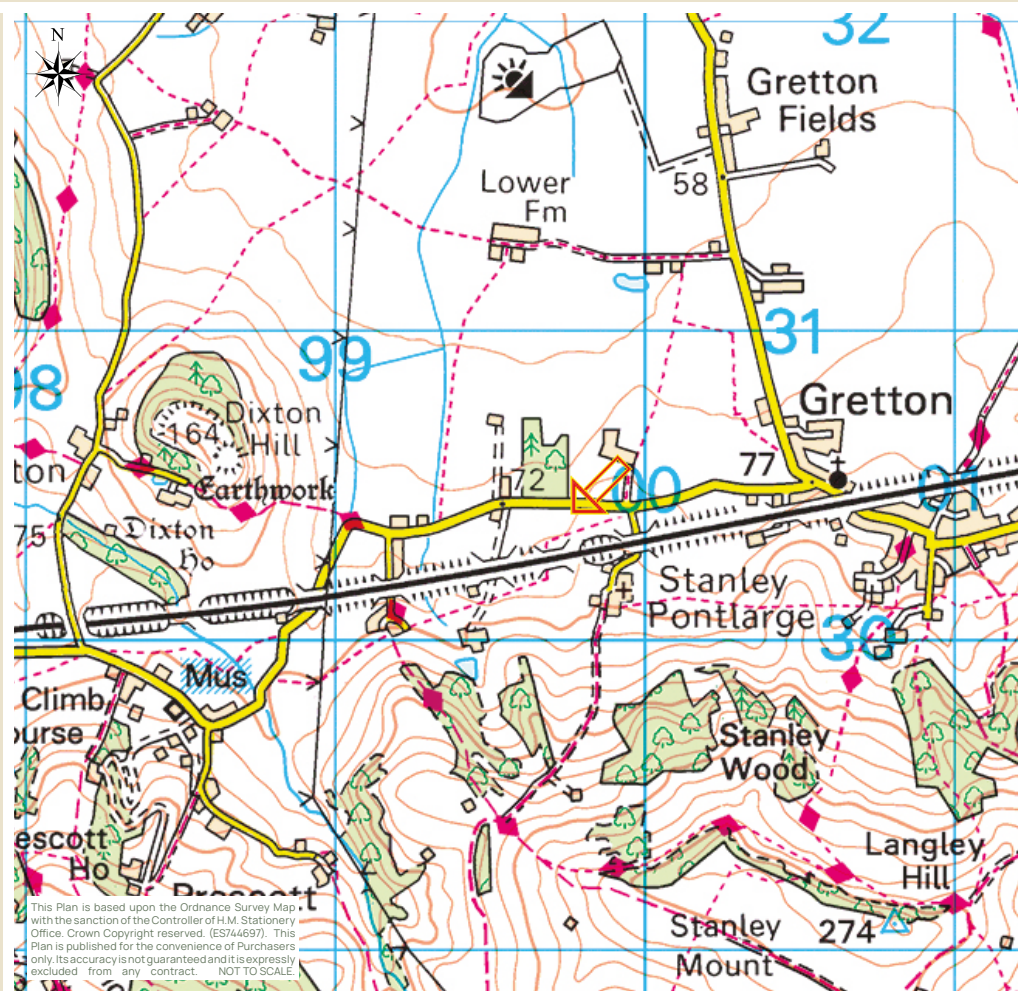
E: claudia@butlersherborn.co.uk

Please note that all viewings are to be booked in with Butler Sherborn.

DIRECTIONS (GL54 5HD)

From Gretton take the road to Gotherington. The land is immediately after the left-hand turn to Stanley Pontlarge with the field access being on that junction.

what3words: ///leader.disposing.desktop



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