

established 200 years

# Taylor & Fletcher



Gretton Road, Winchcombe, Cheltenham GL54 5EN

**£90,000**

*PUBLIC AUCTION THURSDAY 5TH SEPTEMBER 2024. An opportunity to purchase agricultural land on the edge of the village of Winchcombe. The land measures approximately 5.43 acres and is accessed directly from Gretton Road into the south eastern part of the property. Auction Guide of £90,000.*

**Deposit**

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

## WINCHCOMBE

Winchcombe is a market town and civil parish in the Borough of Tewkesbury in the county of Gloucestershire. It lies approximately 7 miles north of Cheltenham and 9 miles south of Evesham. The town is situated in the scenic Cotswolds, an Area of Outstanding Natural Beauty, characterized by its rolling hills and charming limestone villages. Winchcombe is known for its historic buildings, including the Sudeley Castle, and its proximity to several popular walking and cycling routes, making it a favoured destination for tourists and outdoor enthusiasts.

## LOCATION

The land is situated just off the eastern side of Gretton Road which leads into to the northern side of Winchcombe. and links with the village of Gretton. The land is a short distance (approximately 150m) from the edge of Winchcombe and is set in a rural location.

## DESCRIPTION

The land measures approximately 5.43 acres and is accessed directly from Gretton Road into the south eastern part of the property. The land slopes gently from the access to the far western side. The property benefits from a minor water course/stream running down this slope, through the site and under Gretton Road. There is also a small stone built Pillbox situated on the eastern boundary close to Gretton Road. The boundaries are made up of a mix of mature hedgerow, shelter belt woodland and post and wire fencing.

## MINERALS & SPORTING RIGHTS

We understand that sporting rights are included in the sale. TBC

## WAYLEAVES & EASEMENTS

The land is sold subject to all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easement, quasi-easements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise, and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

## ENVIRONMENTAL SCHEMES

We understand that there are currently no environmental schemes existing on the land.

## RIGHTS OF WAY

As far as we are aware there are no footpaths or bridle ways running through the subject property and no known statutory rights of way, however prospective purchasers should make their own enquiries in order to satisfy themselves as to this point.

## LAND USE AND CLASSIFICATION

The land was last used for grazing. The land is believed to be classified, in terms of Agricultural Land Classification Grade,

as principally grade 3 for the majority and part grade 4 in the western corner. The land also sits within the Nitrate Vulnerable Zone.

## TENURE & POSSESSION

The property is to be sold Freehold with Vacant Possession.

## PRICE

The Auction Guide is £90,000.

## OVERAGE

There will be an overage clause retained on the land in favour of the Vendors with regards any higher use value achieved on the land through a successful planning permission. Further details available from the Agent.

## LOCAL AUTHORITY

Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury. Gloucestershire. GL20 5TT.

## VIEWING

We recognise that we cannot prevent prospective purchasers from accessing the land at any time, despite the fact that the gates are padlocked. Prospective purchasers are advised to wear sturdy boots, appropriate clothing and take utmost care at all times. The agents are willing to accompany prospective purchasers should they so wish at any reasonable time. If the land is viewed independently the agents nor the vendors accept any liability for accidents beyond their control and you are urged to take care.

## SERVICES

We are not aware of any services which may be connected to the land.

## SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

## AUCTION PACK

This will be available from the Vendor's solicitor 14 days before the auction.

## VENDORS SOLICITORS

Charles Russell Speechlys LLP  
Compass House  
Lypiatt Rd  
Cheltenham  
GL50 2QJ  
Tel: 01242 221122  
FAO: Tristram van Lawick

## PROSPECTIVE PURCHASERS

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

## **ADMINISTRATION FEE**

The successful purchaser of the land will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

## **RESERVE**

The Auction lot will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

## **ANTI-MONEY LAUNDERING**

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

## **COMPLETION**

On the fall of the hammer, the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by cheque or bankers draft or by bank transfer the following morning and by prior agreement with the Vendor's solicitors, (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

## **DATE OF AUCTION SALE**

Thursday 5th September 2024 at 6pm precisely.

## **PLACE OF SALE**

The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom. Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.