



Land at Oxlynch Lane,
Stonehouse, Stroud, GL10 3DF

W3W

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BK | Bruton Knowles

Land at Oxlynch Lane, Stonehouse, Stroud, GL10 3DF

A rare opportunity to acquire a ringfenced block of pasture land extending to approximately 54.65 acres.

- Stroud—25.9miles
- Gloucester— 8.9 miles
- Cheltenham—15.7 miles
- Bristol - 30.9 miles

The pasture land extends to approximately 54.65 acres and has previously been used for livestock grazing and silage/hay making.

LOCATION

The land is located in the hamlet of Oxlynch, Gloucestershire, near Stroud. The land is accessed via a single track no through road and is consequently very quiet. There are good network links, with the B4008, which connects Stroud and Gloucester, lying a mere 0.4 miles to the west. The M5 is accessible at Junction 12, being 2.8 miles to the north west.



DESCRIPTION

The land is split into four parcels of varying sizes. The land is Grade 3 permanent pasture and gently sloping in parts. In total the land extends to 54.65 acres (22.11 hectares) and is available as a whole or in lots via separate negotiation.

There are a number of public footpaths crossing the land.

Severn Trent Water have installed a water pipe across the land. The vendor will retain the right to compensation for any claims associated with the scheme.

AGRI ENVIRONMENTAL SCHEMES

The land is currently not entered into any environmental schemes.

Parcel	Acres	Hectares
1950	17.56	7.10
3144	6.18	2.50
4640	15.25	6.17
2823	15.66	6.34

SERVICES

We understand the land is connected to mains water.

OVERAGE CLAUSE

There is a proposed overage of 25% for 25 years for any non agricultural or equestrian use.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

LEGAL COSTS

Each party is responsible for their own legal costs. Please note there is a buyer's premium of £750 plus VAT payable by the purchaser to Bruton Knowles in addition to the purchase price.

VAT

The property is not elected for VAT.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely

VIEWINGS

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

HEALTH AND SAFETY

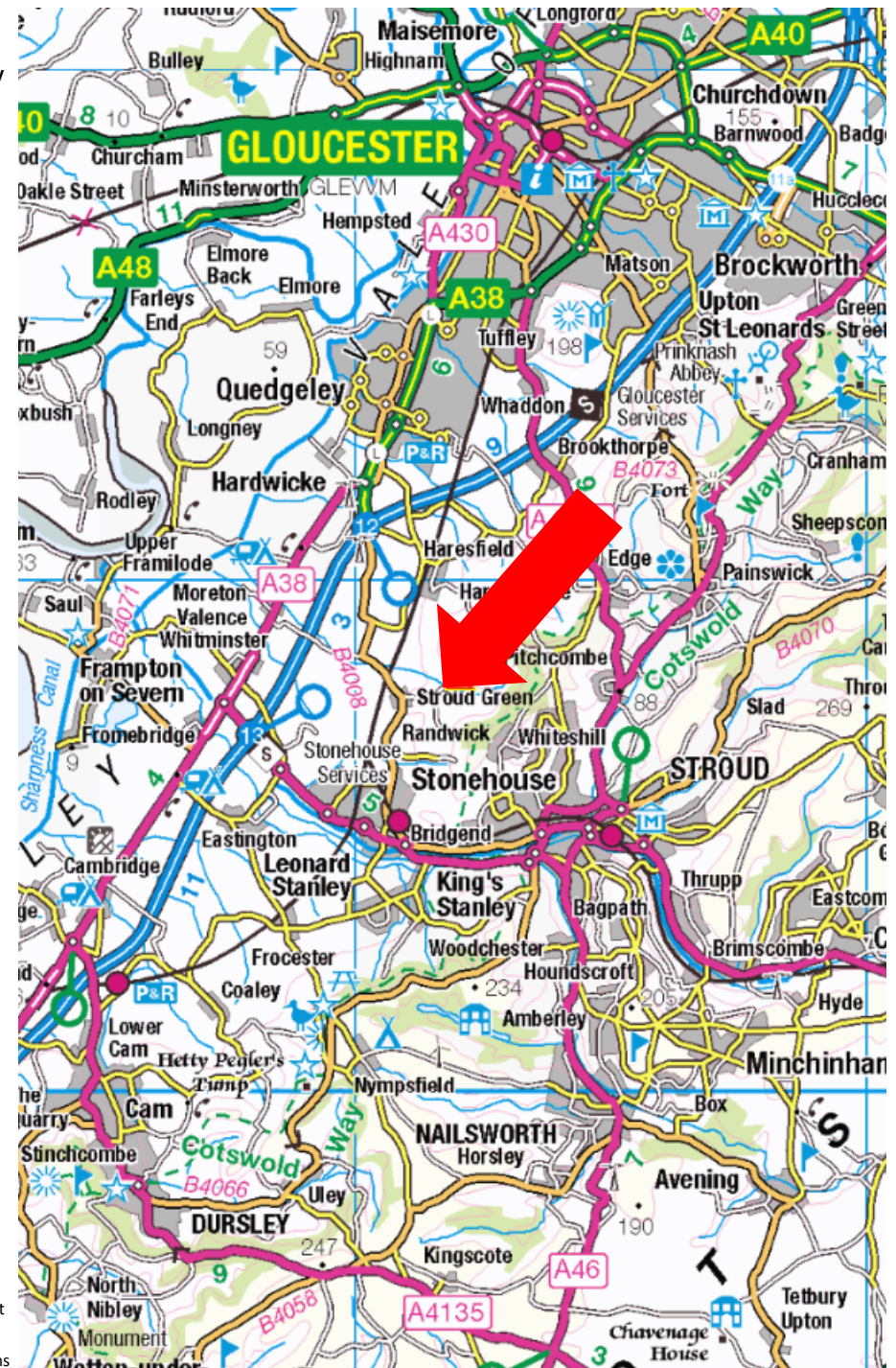
Given the potential hazards of a working farm, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

OFFERS

The property is For Sale by way of informal tender, and 'best and final' offers are to be received by Noon on Wednesday 10th July 2024 to the sole selling agents on the tender form attached at the rear page and to:

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email

eleanor.isaac@brutonknowles.co.uk





Bruton Knowles Gloucester

Olympus House, Olympus Park,
Quedgeley, GL2 4NF

01452 880000

Ellie Isaac MRICS

eleanor.isaac@brutonknowles.co.uk



FORM OF INFORMAL TENDER – Land at Oxlynch Lane, Stonehouse, Stroud

Informal Tenders Closing Date: Noon on Wednesday 10th July 2024

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer for The Whole Part as per an attached plan

I/We agree to the proposed overage clause Yes No

Complete as appropriate:

- My/Our position is:
1. Cash Purchaser(s)
 2. Finance required (no property to sell)
 3. Subject to sale of current property
 4. Other

**SOLICITOR
DETAILS**

Name: _____
Please Print

Firm Address: _____

Email: _____

Phone: _____

YOUR DETAILS

Name: _____
Please Print

Address: _____

Tel No: (H) _____ (W) _____ Date _____

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Wednesday 10th July 2024 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached from to eleonor.isaac@brutonknowles.co.uk or ben.compton@brutonknowles.co.uk marked "**Land at Oxlynch Lane/ERI**"

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