

**Land opposite Beechgrove Farm,
Lypiatt, Stroud, GL6 7LS
W3W /// mailing, definite, elbowing**



BK | Bruton
Knowles

Land opposite Beechgrove Farm, Lypiatt, Stroud, GL6 7LS

*A reasonably level 12.96 acres
block of pasture land in a desirable
and quiet rural location*

- Stroud—2.8 miles
- Gloucester— 13.7 miles
- Cheltenham— 15.9 miles



LOCATION

The land is situated down a single track road between the rural villages of Quarhouse and Middle Lypiatt on the outskirts of Stroud, Gloucestershire. The property is located 1 mile from the A419 providing links to Stroud and Cirencester both with a good range of shop and services. The larger centres of Bristol and Birmingham can be accessed via Junction 13 of

the M5 which is 8 miles to the west. Nearyby railway stations include Stroud and Gloucester providing regular links to London Paddington.

DESCRIPTION

The land is located down a single track road with access directly onto the highway. The land comprises of 12.96 acres of well established permanent pasture with a variety of grasses and legumes. It is mostly

level, and slopes off gently to the western boundary. The boundaries comprise of post and wire fencing, with some drystone walling. The land lies over shallow chalk or limestone with lime-rich and freely draining soils. According to the Agricultural Classification Maps, the land is Grade 3.

SERVICES

We understand there are no services connected to the land.

We do however believe there to be connections nearby.

Purchasers are to make their own enquiries.

OVERAGE CLAUSE

There is no overage clause being proposed as part of the sale.

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.

VAT

The property is not elected for VAT.

VIEWINGS

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

BUYERS PREMIUM

There will be a buyers premium of £750 plus VAT payable by the buyer to Bruton Knowles in addition to the purchase price.

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 provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared August 2024. Photos taken July 2024.

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and Ordnance Survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate

HEALTH AND SAFETY

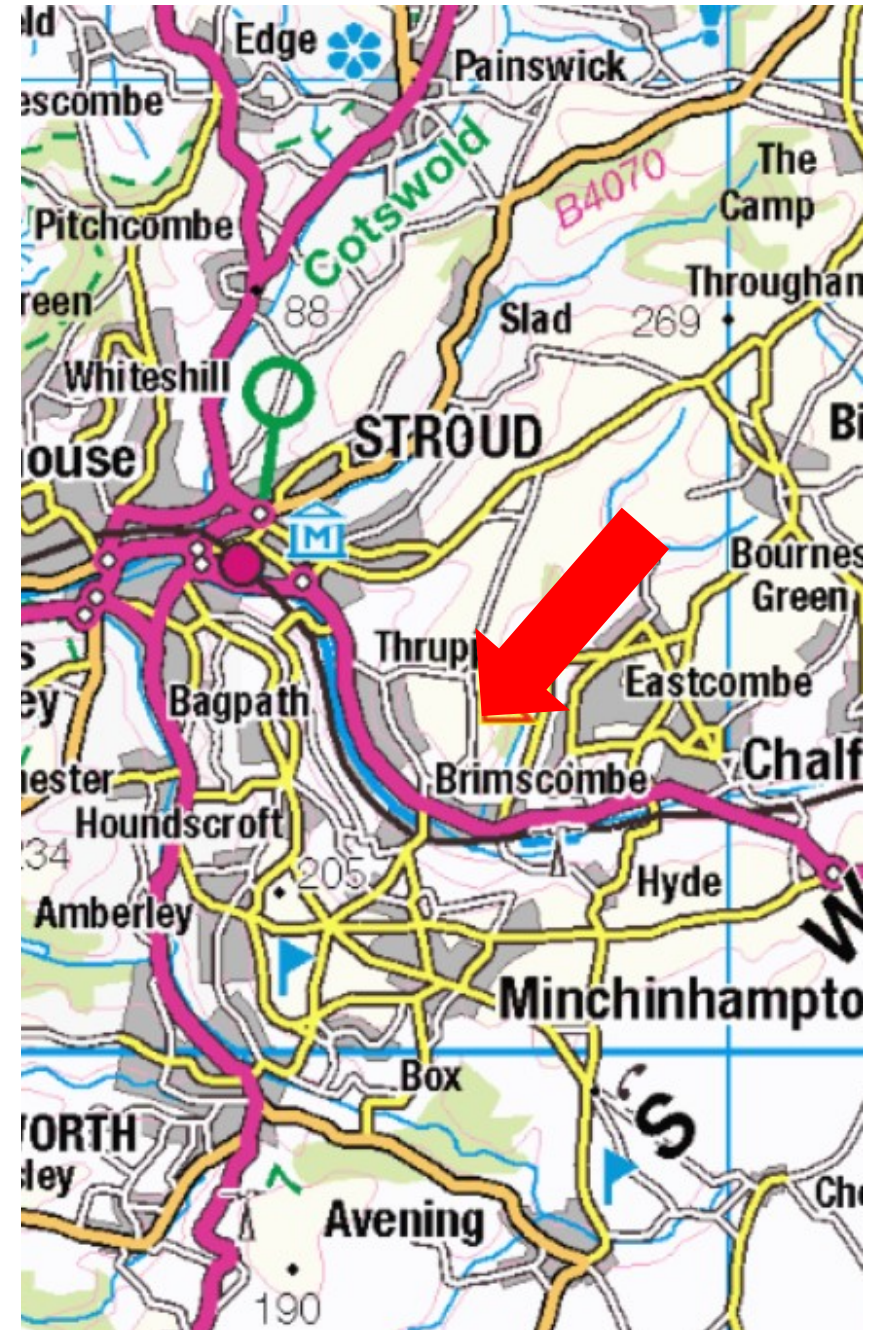
Given the potential hazards of a working yard, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

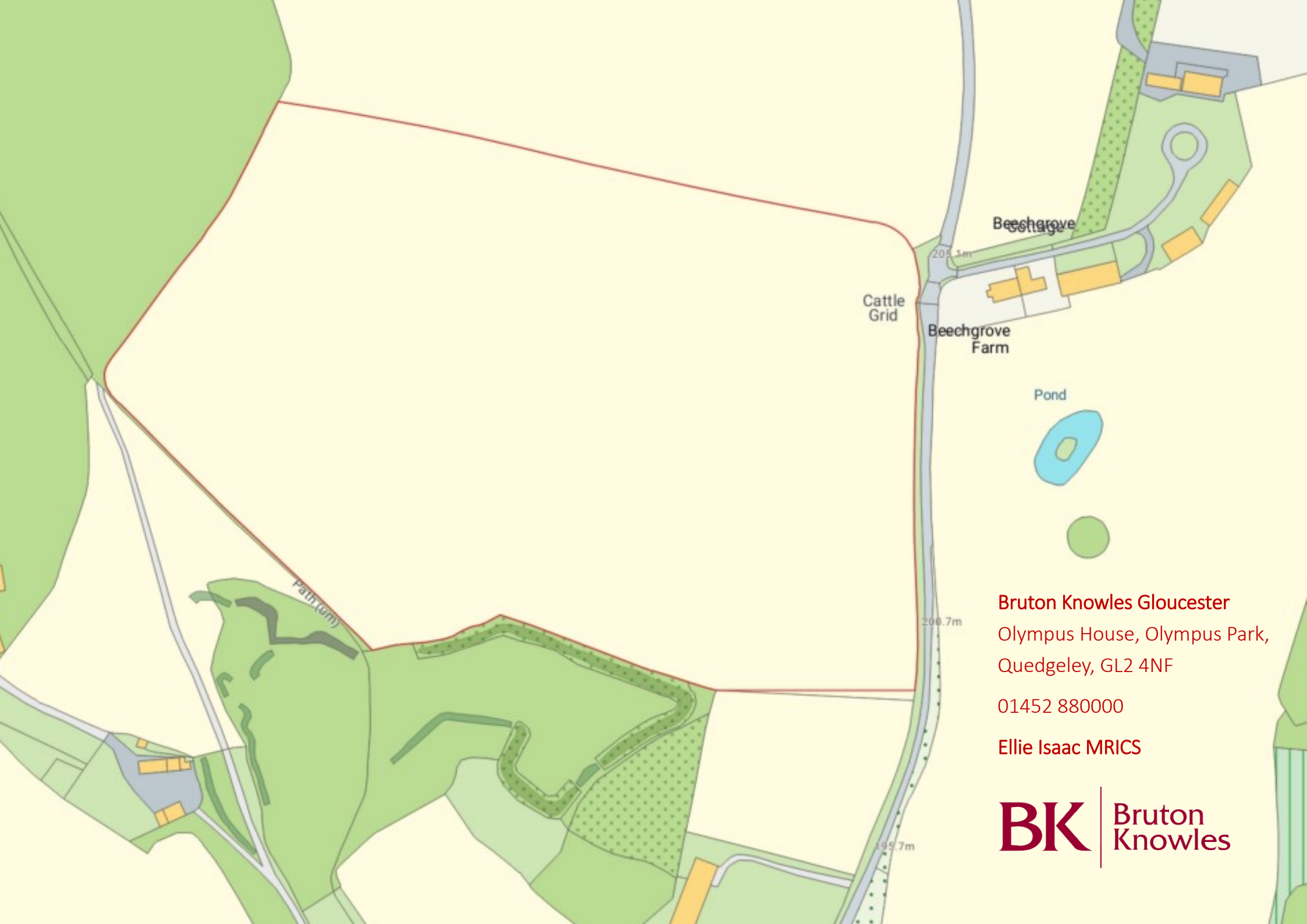
OFFERS

The property is For Sale by way of Informal Tender. Offers should be submitted to the sole selling agents in writing by noon on Wednesday 18th September 2024 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





Beechgrove
Cottage

Cattle
Grid

Beechgrove
Farm

Pond

Path (unm)

Bruton Knowles Gloucester
Olympus House, Olympus Park,
Quedgeley, GL2 4NF

01452 880000

Ellie Isaac MRICS

BK | Bruton
Knowles

FORM OF INFORMAL TENDER – Land opposite Beechgrove Farm, Lypiatt, Stroud, GL6 7LS

Informal Tenders Closing Date: Noon on Wednesday 18th September 2024

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer.

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**

My/Our Solicitor: Name: _____

Address: _____

**YOUR
DETAILS**

Name: _____

Please Print

Address: _____

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

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Wednesday 18th September 2024 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or eleanor.isaac@brutonknowles.co.uk. Please mark the envelope/email **"Land opposite Beechgrove/ERI"**

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