

Land at Blacklaines Farm

Birdlip, Gloucestershire



- 152.94 acres of arable land
- Available as a whole or in lots
- For sale via Informal Tender

For Sale

brutonknowles.co.uk

Land at Blacklaines Farm, Birdlip, Gloucestershire

Offers in excess of £1,500,000 **Freehold**

152.94 acres of arable land split over 5 field parcels. The land is available as a whole or in three lots.

Lot 1 – 29.93 acres
Offers in excess of £300,000

Lot 2 – 71.45 acres
Offers in excess of £700,000

Lot 3 – 51.56 acres
Offers in excess of £500,000



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Location

The land is located off the B4070, or the unnamed road between Climperwell and Birdlip in the county of Gloucestershire. The land is well position with good access to the M5 via junction 11A 6 miles to the north.

The land is located in the Cotswold Area of Outstanding natural Beauty, which offers some stunning views and a wealth of wildlife.

Description

The land in total extends to approximately 152.94 acres and comprises of arable land split across 5 parcels. The land is reasonably level and good useable parcel sizes.

According to the Agricultural Land Classification Maps, the land is Grade 3 and lies over shallow lime-rich soils over chalk and limestone. We understand the land is free draining.

There is a public bridlepath crossing the middle of Lot 2, running north to south.

The land is available as a whole or in separate lots. The vendor is open to considering alternative lotting arrangements to be determined by the individual purchaser.

Lotting

| Lots | Use | Acres | Hectares |
|-------|--------|--------|----------|
| 1 | Arable | 29.93 | 12.11 |
| 2 | Arable | 71.45 | 28.92 |
| 3 | Arable | 51.56 | 20.86 |
| Total | | 152.94 | 61.89 |

Please refer to the plan over the page for identification of lots.

Tenure

The land will be sold freehold subject to a Farm Business Tenancy for which a Notice to Quit has been served. The Tenancy is due to expire on 28th September 2026.

VAT

The property is not elected for VAT.

Access

Lot 1 and 2 have access points (marked brown on the attached plan) over third party land onto the B4070. We understand the access was granted via prescription detailing the accessway to be used at all times of day and night, both vehicular and on foot.

Lot 3 has its own access off the unnamed highway from Climperwell to Birdlip.

Planning Use and History

The land is currently agricultural land. We are unaware of any outstanding or historic planning applications associated with the land.

Services

We believe there to be mains water connected to the property. Potential purchasers would be responsible for the subdivision of the supply and the installation of water metres if the land is sold in lots.

We have not carried out any tests in regard of the services. Any prospective buyers would be expected to carry out their own searches.

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

Terms / Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Wednesday 30th July to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email ellie.isaac@brutonknowles.co.uk

Overage Clause

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

Legal Costs

Each party is responsible for their own legal and professional fees.

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.

Viewing

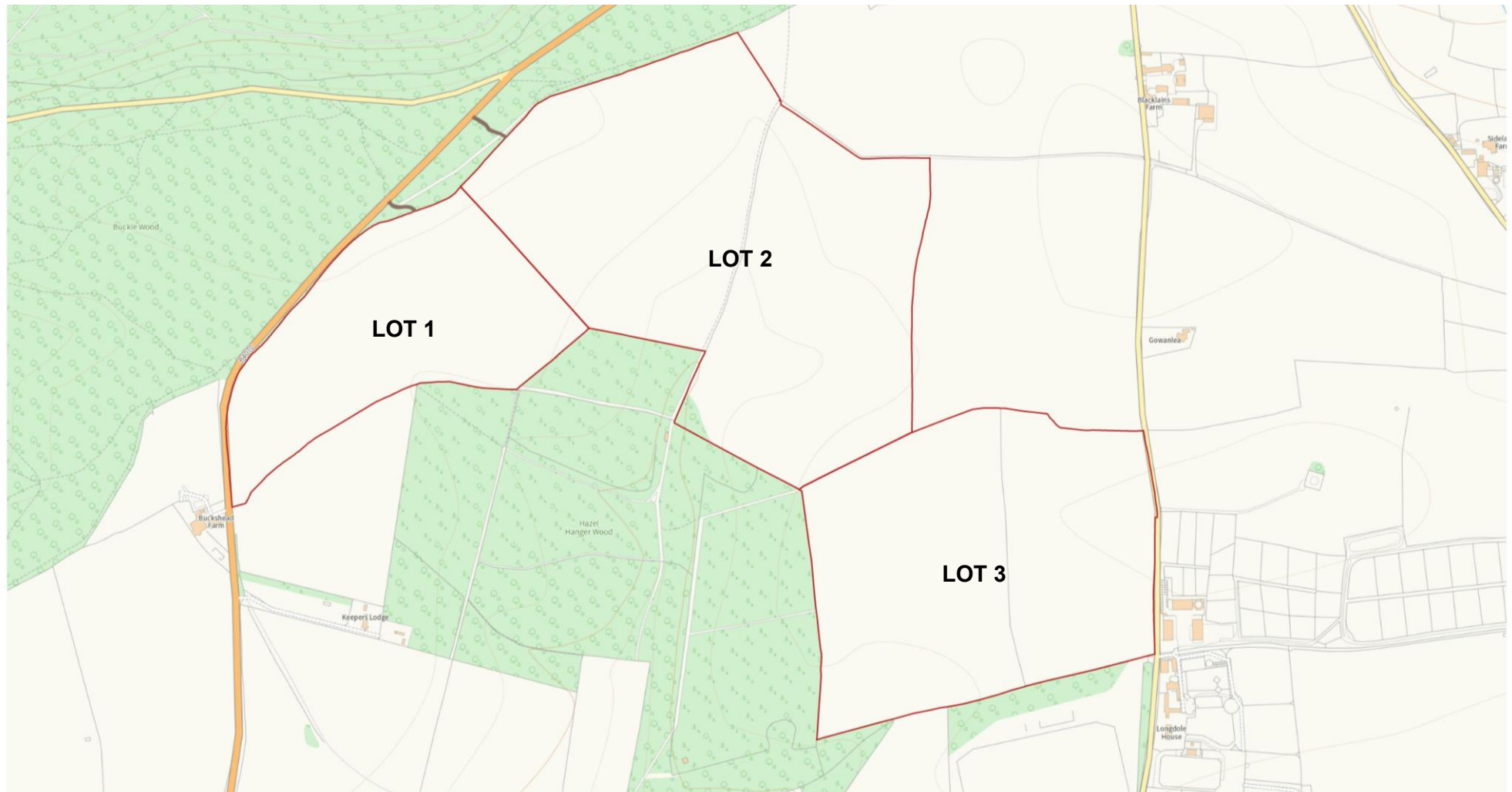
Viewings are strictly by appointment only with Bruton Knowles, the sole selling agents.

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

Subject to Contract June 2025

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 purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken November 2025.

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Contact:

Ellie Isaac MRICS FAAV

Senior Rural Surveyor

T: 01452 880000

E: ellie.isaac@brutonknowles.co.uk

Ben Compton MRICS FAAV

Partner

T: 01452 880000

E: ben.compton@brutonknowles.co.uk

Offers to be received in writing to
ellie.isaac@brutonknowles.co.uk
by Noon on Wednesday 30th July
2025

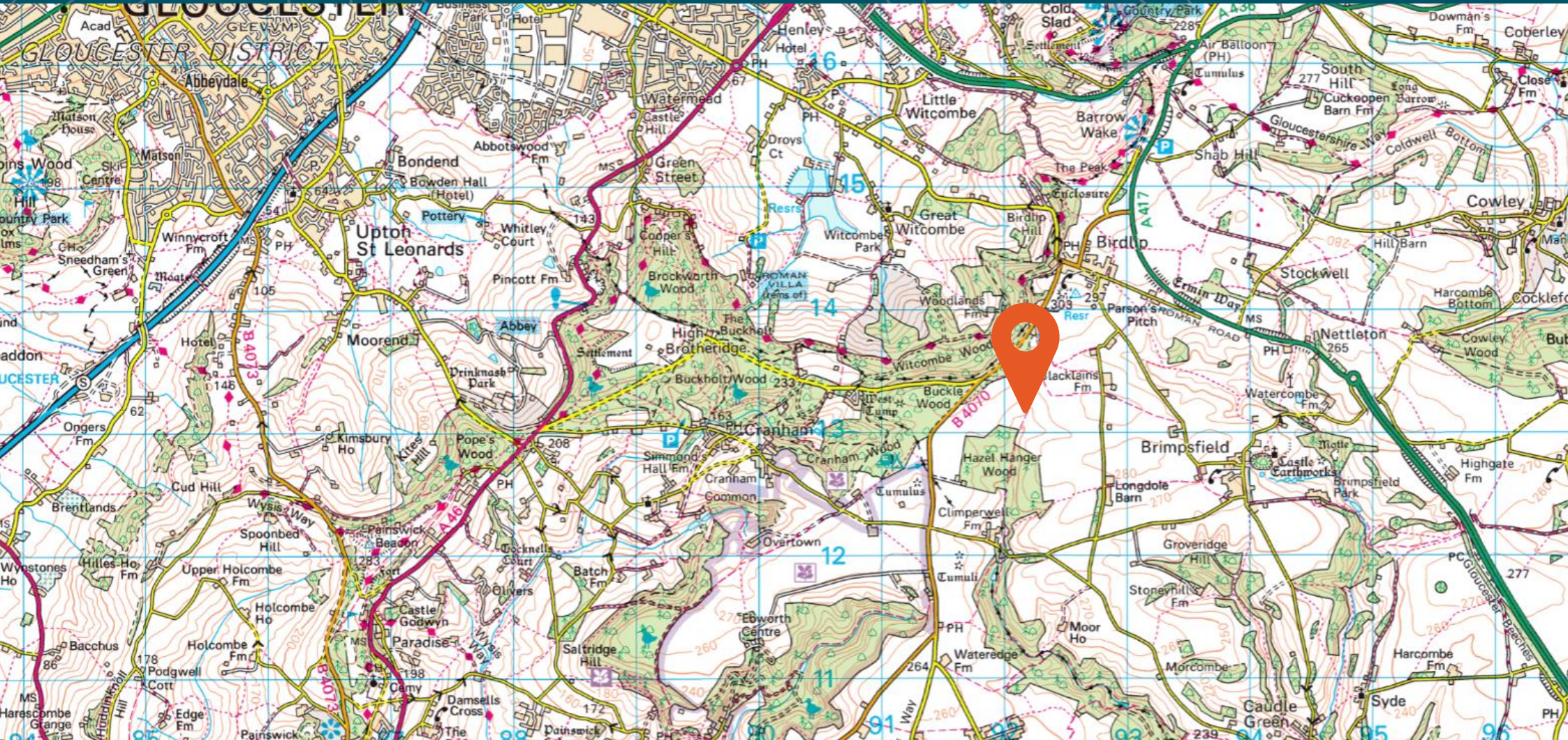


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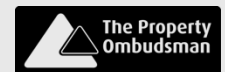
BRUTON KNOWLES



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale

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FORM OF INFORMAL TENDER – Land at Blacklaines Farm, Birdlip, Gloucestershire

Informal Tenders Closing Date: Noon on Wednesday 30th July 2025

Subject to Contract

I/We offer the sum of: _____

(figures and words)

Lot(s)

1

☐

2

☐

3

☐

I attach a plan illustrating the determined lot

(please delete as appropriate)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchase
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other

My/Our Solicitor:

Name: _____

Address: _____

Email: _____

Tel No: _____

The Buyer(s) Details

Name: _____

Address: _____

Email: _____

Tel No: _____ Signed: _____

This form is to be returned no later than 12 Noon on Wednesday 30th July 2025 via email to:

eleonor.isaac@brutonknowles.co.uk.

We will reply with a confirmation of receipt email.

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