LAND AT ELMORE

GLOUCESTER, GL2 3NY

DAVID JAMES

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A substantial parcel of Severnside arable land within open countryside extending to approximately 81.87 acres (33.13 hectares)

- Edge of the village of Elmore
- 2.5 Miles Gloucester City Centre, 5 miles M5 J12
- Generally level Grade 3 agricultural land
- Agricultural, equestrian and conservation interest
- Lane access
- As a whole or in three lots

FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN LOTS

LOT 1 (edged red)
APPROX. 38.35 ACRES (15.52 Ha)
GUIDE PRICE: £400,000

LOT 2 (edged blue)
APPROX. 37.37 ACRES (15.12 Ha)
GUIDE PRICE: £400,000

LOT 3 (edged green)
APPROX. 6.15 ACRES (2.49 Ha)
GUIDE PRICE: £100,000

Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

SITUATION

The land is located to the west of the A38 and the village of Elmore, approximately 2½ miles southeast of the City of Gloucester and 5 miles northwest of M5 (J12).

DESCRIPTION

Extending to approximately 81.87 acres (33.13ha) of generally level Grade 3 land within 6 field parcels, all within an arable rotation. The soil is described as lime-rich loam and clay.

There are no public rights of way going through the land.

SCHEDULE

Sheet ID	Parcel ID	Area		Use
		Acres	Hectares	
Lot 1				
SO 7614	9236	18.87	7.64	Arable
SO 7714	1625	19.48	7.88	Arable
		38.35	**15.52**	
Lot 2				
SO 7614	8559	14.75	5.97	Arable
SO 7714	956	10.75	4.35	Arable
SO 7714	2655	11.87	4.80	Arable
		37.37	**15.12**	
Lot 3				
SO7714	3420	6.15	2.49	Arable
		6.15	**2.49**	

INGOING VALUATION

The buyer of the land shall be obliged to purchase the growing crop of Winter Oilseed Rape on a cost incurred basis.

SERVICES

There is no water supply connected to the land.

OVERAGE CLAUSE

An Overage clause will be included in the contract to the effect that if permitted development or planning permission is granted for change of use within the next 25 years (other than agricultural or equestrian), 30% of the uplift in value will be repayable to the vendors or their successors in title. Further details from the Agents.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are in hand. The mineral and standing timber rights are included as far as they are owned.

ENVIRONMENTAL SCHEMES

The land is not within a Nitrate Vulnerable Zone. The land is not within any SFI or Countryside Stewardship Schemes.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private including wayleaves, easements, covenants, restrictions and obligations whether specifically referred to in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

METHOD OF SALE

The property is offered for sale by private treaty. Vacant possession will be given upon completion.

LOCAL AUTHORITY

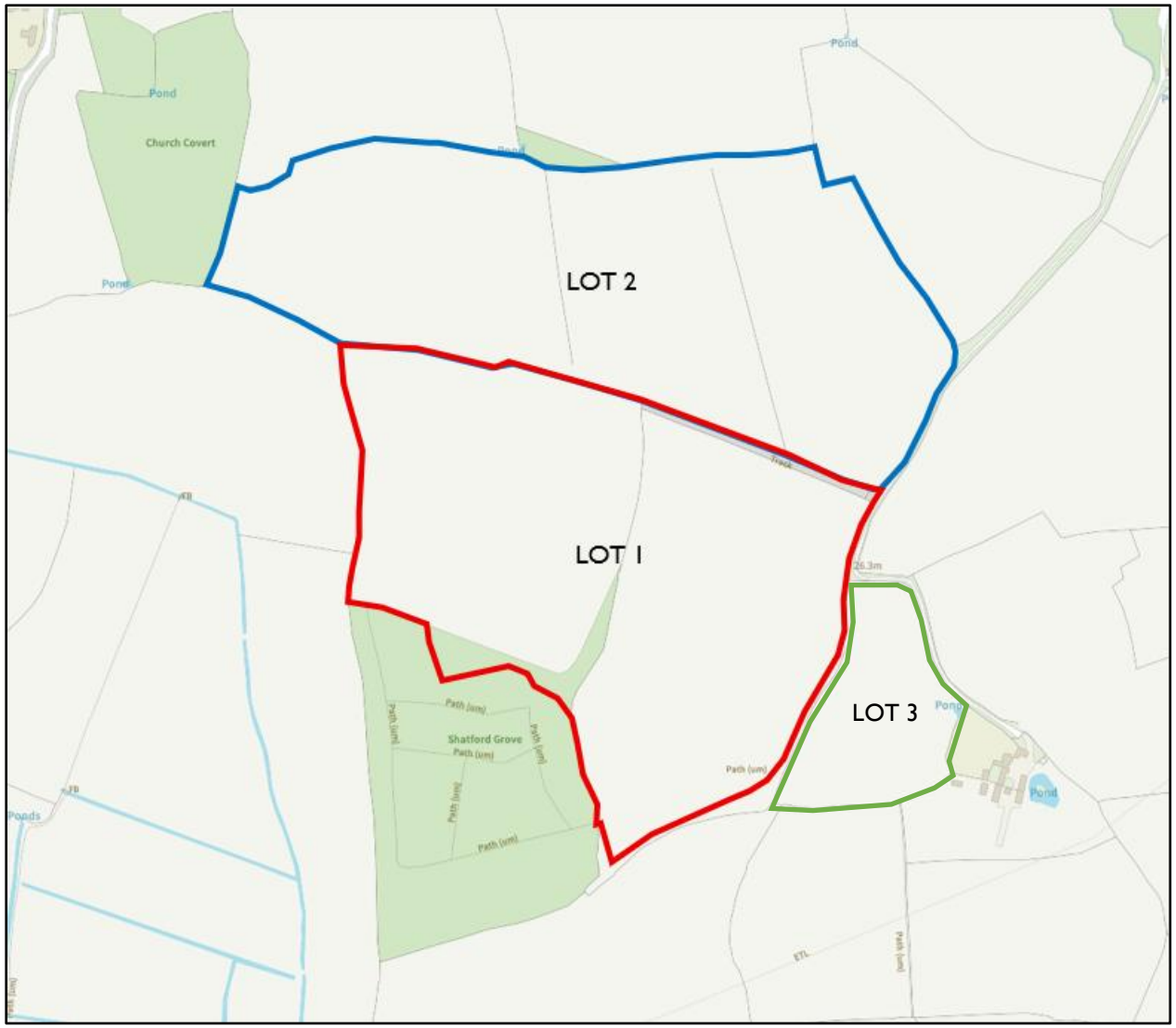
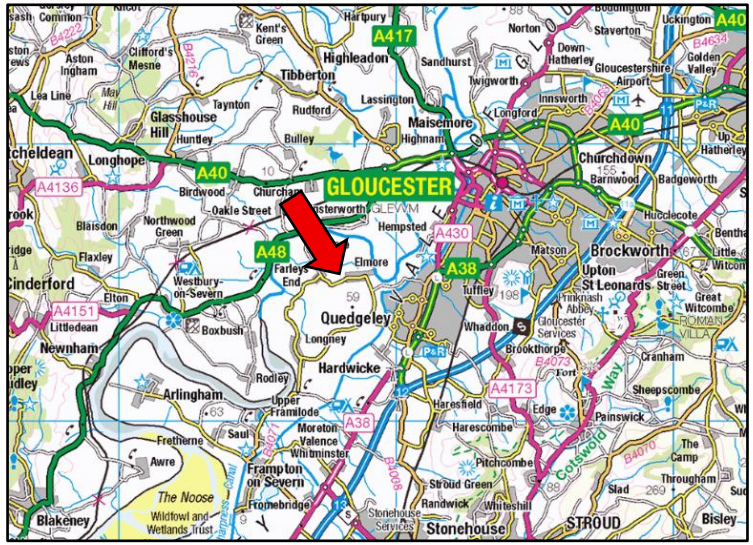
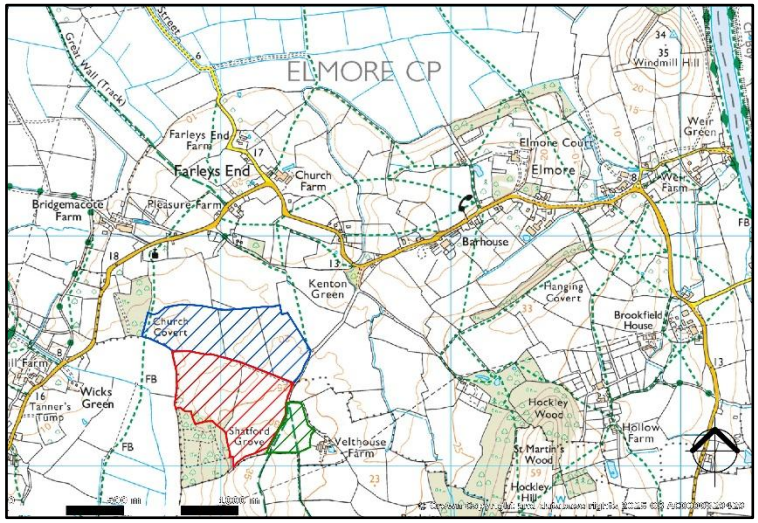
Stroud District Council 01453 766 321
http://www.stroud.gov.uk

MONEY LAUNDERING REGULATIONS

Buyer(s) will be required to provide proof of funds and identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

All viewings are strictly by appointment only and arranged through our Wotton-under-Edge office 01453 843720.

Sale Plan

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