



**APPROX. 75.89 ACRES OF LAND  
AT CLAYDON, FIDDINGTON**

## DESCRIPTION

Three productive parcels of level Grade 3 predominantly arable land extending to approximately 75.89 acres (30.72 ha) in total. The land has been recently used to grow combinable crops and forage maize and is currently a grass ley.

## SITUATION

The land lies alongside Claydon Lane, near to the village of Fiddington. Ashchurch and Junction 9 of the M5 are located approximately 1 mile to the north. Cheltenham is located approximately 7 miles to the south.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers.

## SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

## SERVICES

We understand there is a mains water connection to the property.

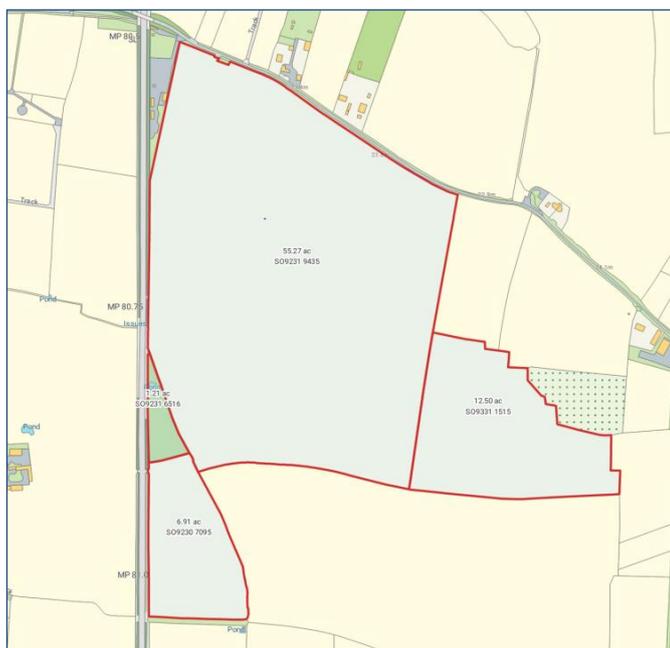
## BASIC PAYMENT / AGRI-ENVIRONMENT SCHEMES

The land is registered on the Rural Land Register for the purposes of the Basic Payment Scheme, Countryside Stewardship Scheme and Sustainable Farming Initiative. The BPS for 2023 will be claimed by the owners / tenants and buyers will be required to adhere to the Cross Compliance rules for the 2023 calendar year. No other schemes are in place on the land.

## BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

	Total Area (Ha)	Total Area (Ac)	
SO9231 9435	22.37	55.27	Arable
SO9331 1515	5.06	12.50	Arable
SO9231 6516	0.49	1.21	Old Orchard
SO9230 7095	2.80	6.91	Arable
	<b>30.72</b>	<b>75.89</b>	



## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority. **Please note the presence of a Severn Trent trunk main crossing the land.**

## LOCAL PLANNING AUTHORITY

Tewkesbury Borough Council. Tel: 01684 295010

## TENURE AND POSSESSION

The property is offered Freehold. Vacant Possession will be available from 1<sup>st</sup> October 2023 after the current Tenant has vacated. There will be no rent apportionment should the sale complete at an earlier date.

## DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 20% share of any uplift in value attributable to a development for anything other than agricultural or equestrian uses for a period of 20 years from the date of completion. The overage will be payable on the grant of each and every non-agricultural or equestrian planning consent during the 20 year term.

## VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering with Carver Knowles.

## DIRECTIONS

**From M5 J9:** Take the A46 east towards Evesham for 0.4 miles before turning right signposted Fiddington. Travel for 1.0 miles south towards Fiddington before turning left onto Claydon Lane. Travel a further 0.3 miles over the railway and the land is located on the right hand side as indicated by the Agents For Sale board.

what3words Access location– [mailboxes.pouch.fairness](https://www.what3words.com/mailboxes.pouch.fairness)

Approx postcode: **GL20 7BH**



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Regulated by

