



**6.93 ACRES OF PRIME AGRICULTURAL LAND
AT LOWER APPERLEY, GLOUCESTER**

DESCRIPTION

A productive parcel of Grade 3 arable land extending to 6.93 acres (2.8ha). The land has historically been used for arable cropping but currently lies fallow. The land could lend itself to equestrian or amenity use.

SITUATION

The land is located in Lower Apperley, Gloucestershire and benefits from excellent roadside access off the B4213.

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.

Vacant Possession will be granted upon the completion of the sale.

SERVICES

We understand that mains water is connected to the land and there is a separate meter in place for the supply. We understand there are no other services connected to the land.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register and Basic Payment Scheme entitlements are available by separate negotiation. The land is currently not within any environmental stewardship schemes.

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.

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 wayleaves 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.

We are aware of 2 Public Footpaths which cross the land as identified on the definitive map, namely ADE69 and ADE70.

VIEWINGS

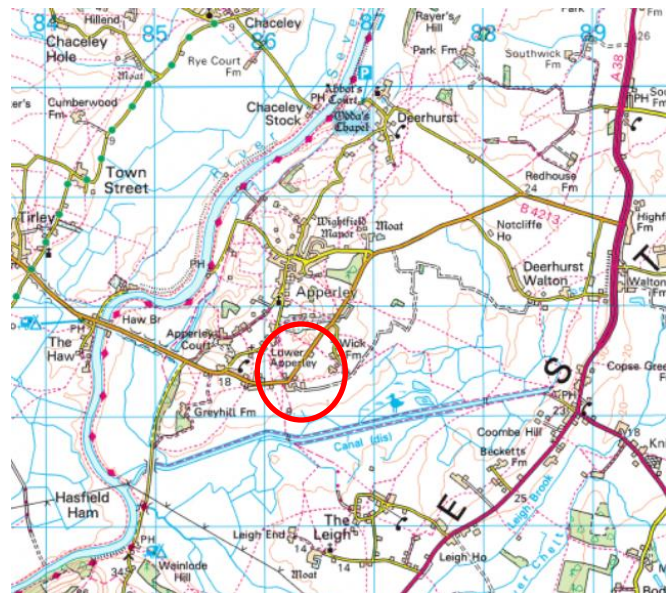
The land may be viewed during daylight hours with a set of particulars after first registering your interest with Carver Knowles. Purchasers enter the land entirely at their own risk.

UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 30% share of any uplift in value attributable to a development for anything other than agricultural or equestrian uses for a period of 30 years from the completion of the sale. The uplift clause would be triggered on the granting of each and every planning consent for non-agricultural or equestrian development or use for the duration of the term.

DIRECTIONS

The approximate postcode for the land is **GL19 4DU**. The What3Words location is **MONTHS.CARVER.CHEETAHS**. From Tewkesbury head south on Gloucester Road, when you reach the roundabout, take the second exit onto the A38 south towards Coombe Hill. Stay on the A38 for approximately 1.4 miles before turning right on the B4213. Continue along the B4213 for approximately 2.5 miles and the land will be on your right hand side. The property will be identified by a For Sale Board.



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