



## DESCRIPTION

An attractive block of gently sloping arable land situated on the outskirts of the village of Tibberton and extending in all to 32.22 acres (13.04 ha). For sale as a whole or in three lots.

Accessed from a quiet country lane, this is an opportunity to acquire a well located parcel of land suitable for part of an arable rotation, pony paddocks or development (subject to obtaining the requisite planning consents). The land is enclosed by mature hedgerows to all sides and has a well-defined access point from the public highway.

## SITUATION

The land is located just to the south of the village of Tibberton, which is between Newent (5.4 miles), Hartpury (4.3 miles) and Gloucester (5.9 miles).

### Lot 1 - Guide Price £200,000

Lot 1 comprises of one large modern storage barn and three small traditional red brick buildings in varying degrees of repair, set in approximately one acre. The storage barn has mains water and single phase electricity and the site has a separate access from Meredith Lane.

Building No.	Size (approx.)	Description
Building 1	1087 sq. ft.	Traditional red brick in a dilapidated condition
Building 2	5172 sq. ft.	Large modern steel portal framed agricultural storage building
Building 3	216 sq. ft.	Traditional red brick building in serviceable condition. In need of repair.
Building 4	402 sq. ft.	Traditional red brick building in serviceable condition. In need of repair.

### Lot 2 - Guide Price £30,000

Lot 2 is comprised of 1.97 acres of pasture, suitable for grazing and cropping or alternatively could be used as a pony paddock. Separate access is available from Meredith Lane subject the requisite planning consents.

### Lot 3 - Guide Price £235,000

Lot 3 comprises of 29.22 acres of Grade 3 arable land which is currently planted with maize. This lot is subject to a contract farming agreement which is due to end with the harvesting of the maize, estimated 30<sup>th</sup> September 2019. The land is accessed via a right of way from Meredith Lane, shown in yellow.



## BOUNDARIES & AREAS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent will be responsible for defining the boundaries or ownership thereof.

## 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.

## TENURE & POSSESSION

Lot 1 and 2 are offered freehold with vacant possession on completion. Lot 3 is sold subject to a contracting farming agreement. This agreement ends with the harvesting of the current maize crop, estimated 30<sup>th</sup> September 2019. The agreement can then be ended or renegotiated at the buyer's discretion.

### RIGHTS OF WAY, WAYLEAVES & 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. The property is crossed by Tibberton Footpaths 11, 15, 50 and 16.

### RESTRICTIVE COVENANT

The land is subject to a restrictive covenant preventing you from growing fruit trees in the line of sight between the neighbouring property, Meredith, and May Hill.

### DEVELOPMENT UPLIFT CLAUSE

All lots will be sold subject to a development uplift clause entitling the vendors to a 40% share of any increase in value as a result of any new non-agricultural development within the property for a period of 40 years following completion of the sale.

### SPORTING AND MINERAL RIGHTS

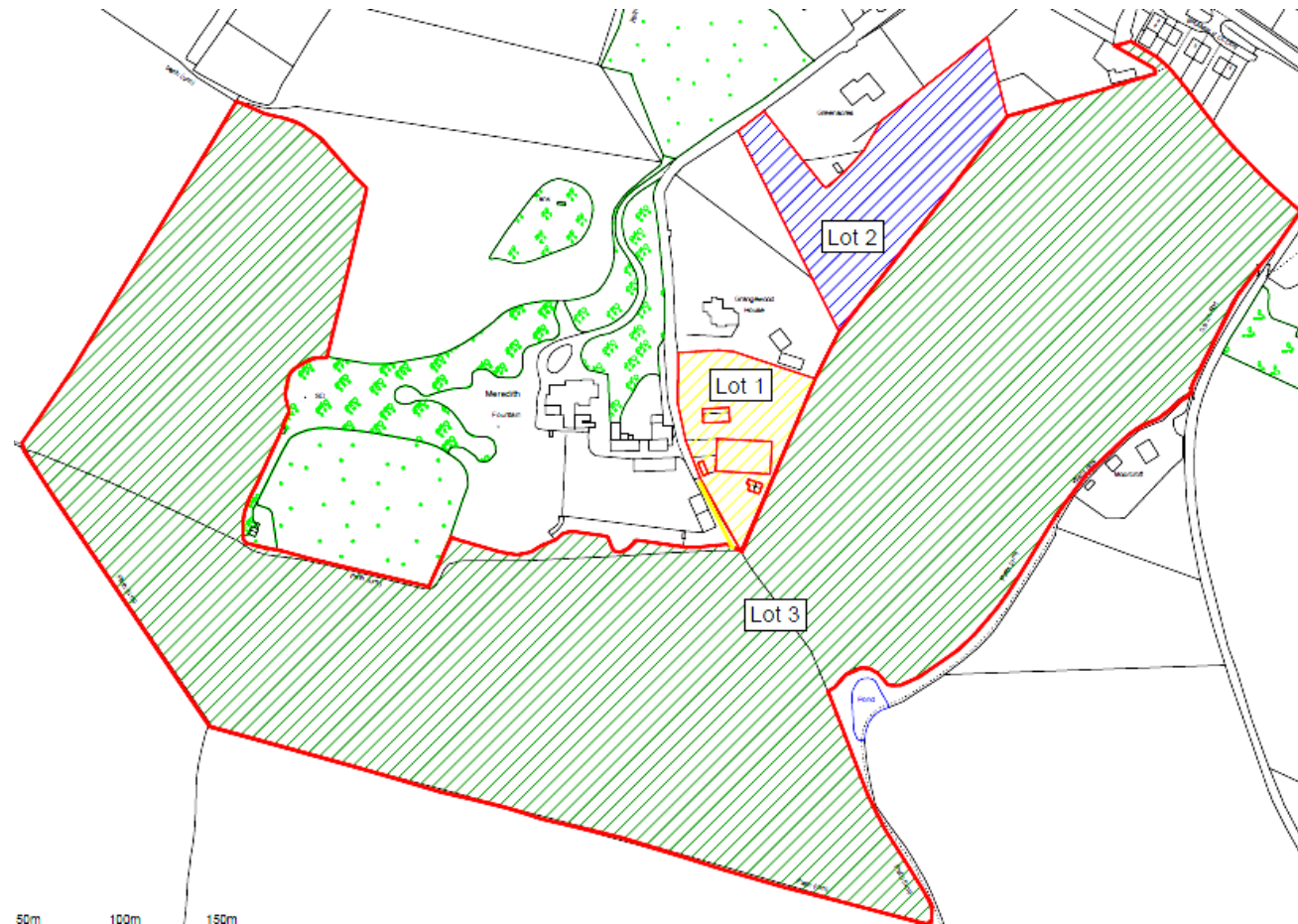
The rights are in hand and included in the sale.

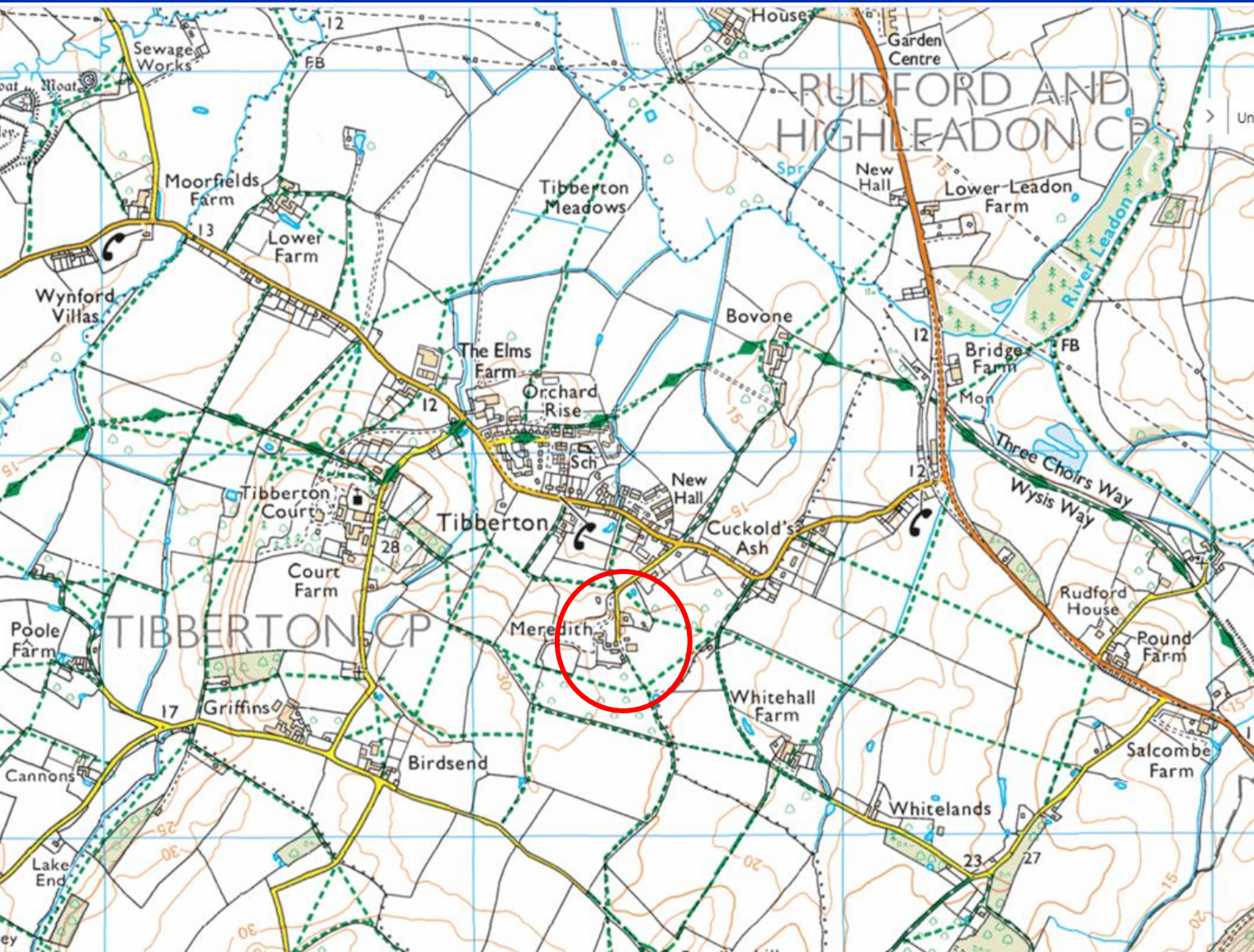
### SERVICES

Mains water and single phase electricity are connected to the modern agricultural building in Lot 1.

### VIEWINGS

The land may be viewed on foot only at any reasonable time of day by a person in possession of these particulars and only after prior notification to Carver Knowles. Anyone requiring access to the buildings should make a prior appointment by telephoning 01684 853400.





Carver Knowles  
Strensham Business Park  
Strensham  
Worcester  
WR8 9JZ

tel: 01684 853400  
email: [enquiries@carverknowles.co.uk](mailto:enquiries@carverknowles.co.uk)

**DIRECTIONS:**

**From Newent:** head south on the B4216 for approximately 1.2 miles. Turn left onto Kent's Green Road and continue along this road for 2.6 miles. Continue south east towards Tibberton. The property is located at the end of Meredith Lane, turning right off Tibberton Road.

**From the A40:** exit the road at Highnam, turning left onto the B4215 towards Highnam Green. Pass Rodway Hill Golf club and continue along the B4215 for approximately 1.5 miles. Turn left onto Buttermilk Lane and continue into Tibberton. Turn left onto Meredith Lane. The property is located at the end of this road on the left.

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.