



**LOT 2 - 11.95 ACRES LAND AT CORSE LAWN
GLOUCESTER**

DESCRIPTION

A productive parcel of Grade 3 pasture land in two field enclosures, extending to 11.95 acres in total. This block of land is separated from Lot 1 (Lucas Farm) by the B4211.

The land is flat in nature and has been used for livestock grazing and hay making. The fields are bordered predominantly by mature hedgerows and can be accessed by two gates facing onto the B4211.

The land lends itself to livestock grazing, hay/silage making or equestrian/amenity purposes (subject to necessary consents).

SITUATION

The land is located in Corse Lawn, approximately 6 miles to the south west of Tewkesbury and approximately 9 miles to the north of Gloucester.

The land is accessible via two gates facing onto the B4211, accessed over the Corse Lawn Common.

SERVICES

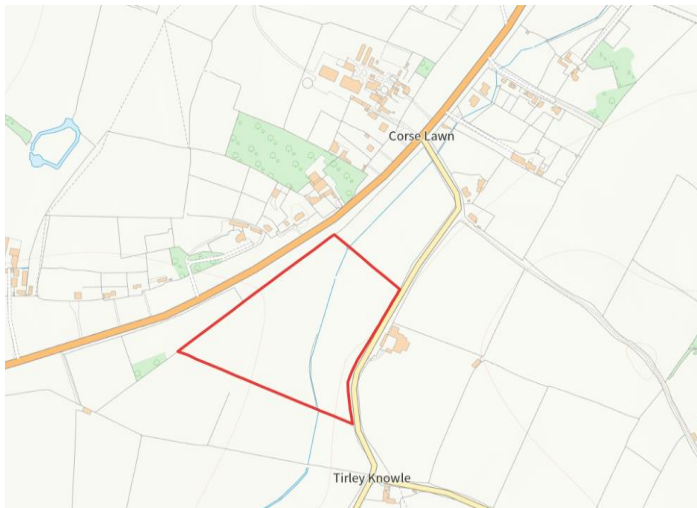
We are advised that mains water is connected to the land.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the purpose of the Basic Payment Scheme. The Basic Payment Scheme entitlements are included in the sale.

ENVIRONMENTAL SCHEMES

The land is not within any environmental schemes.



Field Number	Area (Ha)	Area (Ac)	Use
SO8230 6703	2.98	7.36	Pasture
SO8230 7804	1.86	4.59	Pasture
	4.84	11.95	

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 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.

There is a public footpath that crosses the land.

VIEWINGS

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

LOCAL PLANNING AUTHORITY

Malvern Hills District Council. Tel: 01684 862221

TENURE AND POSSESSION

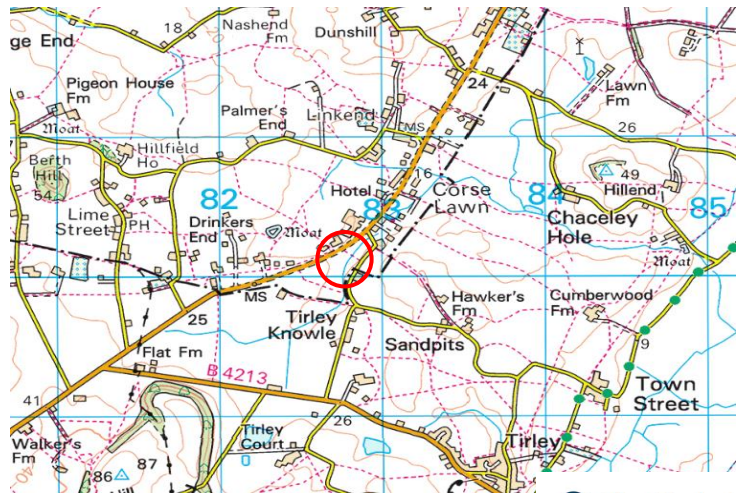
The property is offered Freehold with Vacant Possession on completion.

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.

DIRECTIONS

From Gloucester: Take the Over Causeway (A417), at the roundabout take the 2nd exit following the A417 towards M50/Hartpury/Maisemore. Continue for 5 miles. Turn right onto the B4211 towards Tewkesbury/Upton at the junction after the BP garage (you will have passed this on your right). Continue for 2.5 miles. The land will be on your right indicated by the For Sale boards. Approx. postcode **GL19 4NB**. What3Words: masters.funny.surveyors



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