

**APPROX. 11.93 ACRES OF PASTURE LAND  
OFF HASFIELD ROAD, HASFIELD, GLOUCESTERSHIRE  
FOR SALE AS A WHOLE OR IN TWO LOTS**

# Guide Price: £120,000 as a whole

## Lot 1 – 5.97 acres Guide Price £60,000

## Lot 2 – 5.96 acres Guide Price £60,000

# Tel: 01684 853400

### DESCRIPTION

The land off the Hasfield Road, extends to approximately 4.83 ha (11.93 acres). It is currently down to grass but would lend itself to arable cropping, or alternative uses such as equestrian or amenity (subject to planning).

The land is classified as Grade 3 on the Agricultural Land Classification maps and is crossed by a footpath along the eastern boundary. It is largely bordered by hedgerows and is gently sloping in nature. The land benefits from two accesses onto the Hasfield Road.

### SITUATION

The land is conveniently located off the Hasfield Road, near to the village of Hasfield in Gloucestershire. The A417 Gloucester Road is 2.5 miles away and gives access to the M50 8.5 miles to the north and to Gloucester 8 miles to the south.

Access is gained via two separate gateways from the Hasfield Road.

### 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.

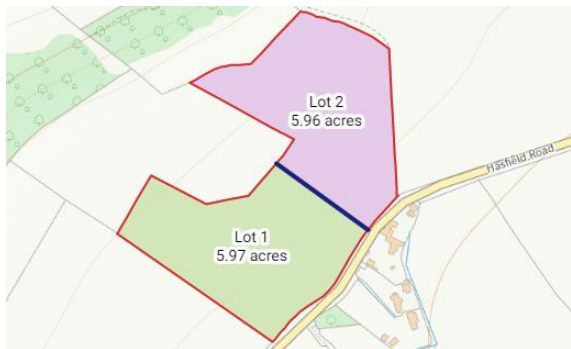
### LOTING

For sale as a whole or in two lots.

Lot 1 – 5.97 acres £60,000

Lot 2 – 5.96 acres £60,000

Whole - £120,000



If sold as two lots, the purchasers will be responsible for erecting a stock proof fence along the boundary shown blue on the above plan within 28 days of completion. The purchasers are to each pay 50% of the fencing costs.

### SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

### SERVICES

It is understood 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. BPS entitlements are not included in the sale.

### LOCAL PLANNING AUTHORITY

Forest of Dean District Council – 01594 810000

### TENURE AND POSSESSION

The property is offered freehold. Vacant Possession will be available from the 1<sup>st</sup> July once the Vendor has taken a cut of silage.

### 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. Public footpath Corse 32 runs along the eastern boundary of the land (Lot 2).

### 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.

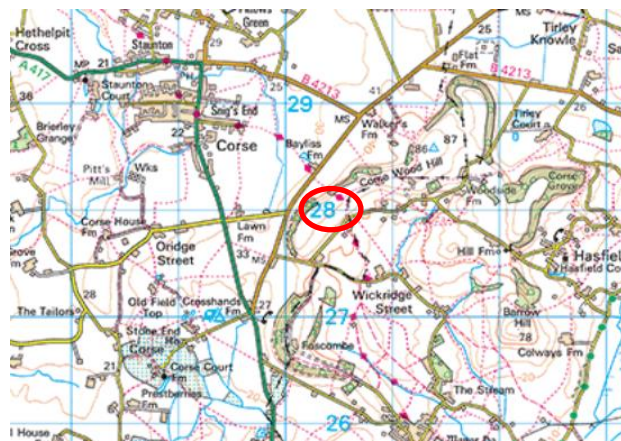
### VIEWINGS

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

### DIRECTIONS

**From BP garage on A417 Gloucester Road:** Turn off the road onto B4211 Worcester Road. Turn right onto Wickridge Street and take the first left onto Hasfield Road. The land will be on your left-hand side as indicated by the Agents For Sale board. Approx postcode: **GL19 4LL**

**What3Words: loom.gathers.crisps**



### PLEASE NOTE:

Neither Carver Knowles 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 inspections or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Details prepared March 2023.

onTheMarket

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