



**APPROXIMATELY 8.1 ACRES LAND & MODERN AGRICULTURAL  
BUILDING, ELTON CORNER,  
GLOUCESTERSHIRE**



## DESCRIPTION

The land extends to approximately 8.1 acres of pasture land complete with a modern steel portal framed agricultural building (approx. 45' x 45').

The land is currently laid to grass and is used for hay making. The land is suitable for either continued agricultural or smallholder uses and offers potential for alternative uses (subject to obtaining the necessary planning consents).

The land is bordered by mature hedgerows and benefits from gated access onto the A48.

## SITUATION

The land is conveniently located approximately 1 mile from the village of Westbury-on-Severn near to the Wye Valley Area of Outstanding Natural Beauty. The town of Cinderford is approximately 3.8 miles to the west and the city of Gloucester is approximately 11 miles to the north-east.

## 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 are advised that there are no mains services connected to the property.

## TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession on completion.

## AGRICULTURAL SCHEMES

We understand that the land is not included in any agri-environment scheme.

## 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 are no public rights of way across the land.

## VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars without prior appointment. PURCHASERS ENTER ONTO THE PROPERTY ENTIRELY AT THEIR OWN RISK.

## LOCAL PLANNING AUTHORITY

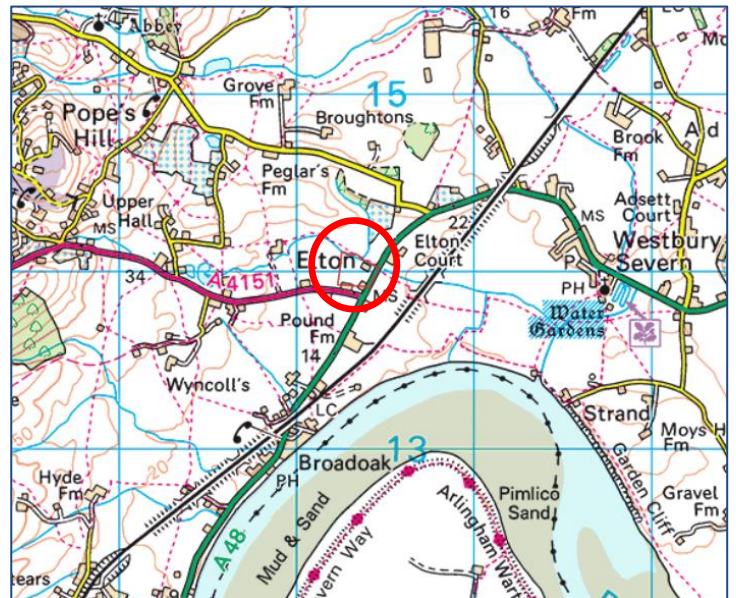
Forest of Dean District Council - Tel: 01594 810000

## DIRECTIONS

**From Gloucester:** Proceed along the A48 Chepstow Road passing through the villages of Minsterworth and Westbury-on-Severn. Upon leaving this village on the A48, drive approximately 1 mile. The land will be on your right-hand side.

Approx postcode: **GL14 1JG**

What3words: **situation.brains.beards**



**Carver Knowles**  
**Strensham Business Park**  
**Strensham**  
**Worcester**  
**WR8 9JZ**

email: [mikecluley@carverknowles.co.uk](mailto:mikecluley@carverknowles.co.uk)

JSA with Naylor Powell

OnTheMarket

AMC  
AGENT

Regulated by

RICS