



**APPROXIMATELY 2.29 ACRES LAND & DUTCH BARN,
AT APPERLEY,
GLOUCESTERSHIRE, GL19 4DD**

DESCRIPTION

The property extends to approximately 2.29 acres, comprising of approximately 1.96 acres of land alongside an open-sided Dutch Barn and concrete parking area. The barn benefits from a hardcore floor and measures approximately 22 ft. x 30 ft. with a 22 ft. x 15 ft. lean to.

The land is comprised of predominantly permanent pasture but includes an allotment area and a small population of fruit trees. The land is suitable for either continued agricultural or smallholder uses and offers potential for alternative uses such as equestrian (subject to obtaining the necessary planning consents).

The barn offers potential for a variety of uses and may provide long term residential potential (Subject to planning)

The land is bordered by mature hedgerows and benefits from a water connection.

SITUATION

The land is conveniently located within the centre of the village of Apperley in Gloucestershire. There is vehicular access along a track from Gabb Lane. Apperley lies approximately 4.7 miles south west of Tewkesbury and 8 miles northwest of the larger town of Cheltenham.

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 water is connected to the property. Electricity wires cross the land and it is believed that a connection could be sought.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession on completion.

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. We are advised that there are no public rights of way across the land although there is a private right of way over the access track. More details are available from the agent upon request.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 20% share of any uplift in value attributable to residential or commercial development for a period of 30 years from the date of completion. The overage will be payable on the grant of each and every residential or commercial planning consent for the 30-year term. The vendors are willing to consider offers subject to no uplift clause.

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with the agents.

LOCAL PLANNING AUTHORITY

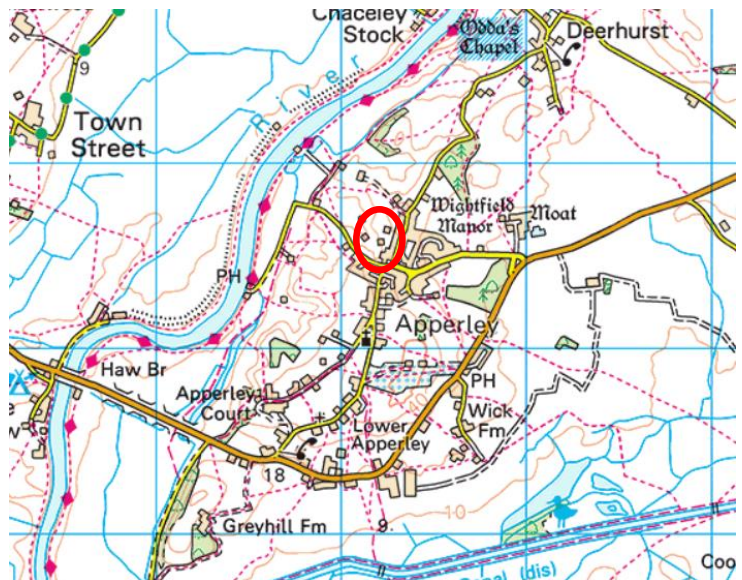
Tewkesbury Borough Council - Tel: 01684 295010

DIRECTIONS

From Tewkesbury: Head south along the Gloucester Road. At the roundabout take the second exit to Gloucester, A38. Continue along the A38 for 1.4 miles. At the traffic lights turn right onto the B4213, signposted 'Apperley'. Continue for 1.5 miles and then take the right-hand turn onto Sawpit Lane. At the junction, cross straight over onto Gabb Lane. Access to the land will be on your right-hand side indicated by the Agent's for sale board.

Approx postcode: **GL19 4DD**

What3words: **calculating.proudest.clocked**



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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 September 2023.



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