



LAND AND STABLES

Halmore | Berkeley | GL13 9HQ

Well located to the north of Berkeley, with easy access to the A38 and M5 (7 miles)
In all approximately 3.14 Hectares (7.76 Acres)

GUIDE PRICE £130,000





SITUATION & DESCRIPTION

The property is situated a short distance from the A38 and north of Berkeley.

An attractive pasture field benefiting from a stable block (four boxes (inc one foaling) and tack room) of timber construction beneath a fibre cement roof and concrete floor. To the front of the stables is an apron of concrete and to the rear is a Ménage (40' x 20' (12m x 6m)).

The paddock land very gently slopes west towards the highway and extends in total to approximately 3.14 Hectares (7.76 Acres).

DIRECTIONS

Travelling north on the A38 take a left hand turn signed Breadstone shortly before the railway bridge at the Prince of Wales (Berkeley Road). The property will be found on the right hand side after approximately 1 ½ miles next to our 'for sale' board.

SERVICES

Mains water (metered) is connected to the land Electricity is currently provided by a generator (included in the sale). Potential purchasers are to make their own enquires with Western Power Distribution for a mains connection.

TENURE & POSSESSION

The property is offered freehold with vacant possession available on completion of the sale.

SPORTING

All sporting rights are in hand and included in the sale.

TITLE NUMBER

GR303222

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property is sold subject to all rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

LOCAL AUTHORITY

Stroud District Council
Ebley Mill
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Stroud
GL5 4UB
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W: - www.stroud.gov.uk

SOLICITORS

Loxley Solicitors
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PLANS, AREAS AND SCHEDULES

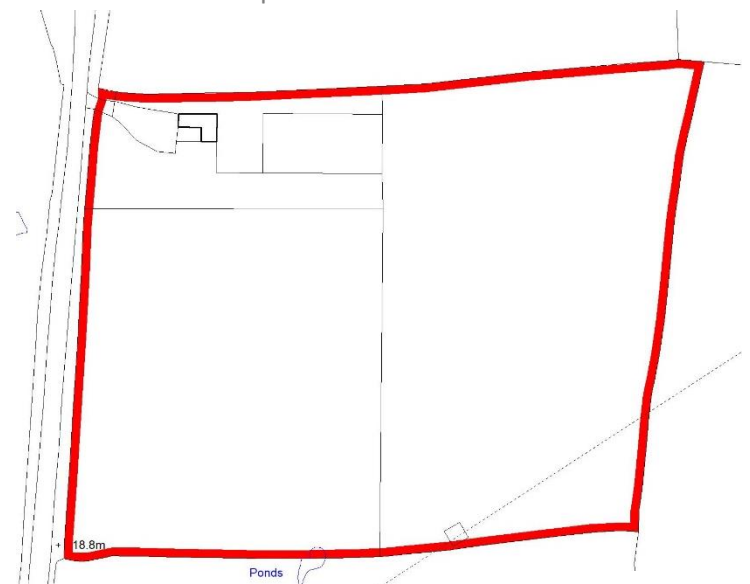
The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.

VIEWING

At any reasonable daylight hour by people in possession of these particulars. The tack room can be viewed internally by appointment.

SPECIAL CONDITIONS OF SALE

The purchaser will contribute £500 plus VAT towards the vendor's reasonable professional fees



Not to scale