

HARTERED SURVEYORS





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

t 0117 982 2886

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 Ebley Wharf Stroud GL5 4UB T: - 01453 766321 W: - www.stroud.gov.uk

SOLICITORS

Loxley Solicitors Langford Mill Charfield Road Kingswood Wotton-under-Edge GL12 8RL

T: - 01453 700620 E: - pierre.bell@loxleylegal.com F.A.O Pierre Bell

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



St Andrew's House, St Andrew's Road, Avonmouth, Bristol, BS11 9DQ t 0117 982 2886e enquiries@northletherby.com

www.northletherby.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room size: should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.