



## LAND AT COOPER'S HILL

Cooper's Hill | Brockworth | Gloucestershire | GL3 4SQ

The land comprises of four undulating field enclosures fenced for livestock. The land extends to approximately 22.35 hectares (55.23 acres) of permanent pasture land with a small area of traditional woodland.

The land at Cooper's Hill is located approximately 5 miles south east of Gloucester, close to the town of Brockworth. Junction 11A of the M5 is situated approximately 6 miles to the north, which provides access to Bristol, Birmingham, London, Wales, and the South West.

---

**£300,000 TENDER DEADLINE – 2PM ON WEDNESDAY 21<sup>ST</sup> APRIL 2021**



## DIRECTIONS

From Junction 11A of the M5 Motorway, travel east on the A417 towards London/Cirencester. After approximately 1 mile, take the exit towards Brockworth and Bentham. At the roundabout take the third exit onto Shurdington Road towards Brockworth and Great Witcombe. Continue straight on at the next roundabout (second exit) onto Painswick Road. After approximately 1.25 miles, turn left onto Coopers Hill. The property will be found on the left hand side after approximately 0.4 miles next to our 'for sale' board.

## ACCESS

Direct access from the highway can be made to fields which have road frontage.

## METHOD OF SALE

The land is offered by way of Informal Tender as a whole. All bids must be received by the selling agents by the tender deadline of 21<sup>st</sup> April 2021 at 2pm using the Tender Form provided.

## SCHEDULE

The measurements set out below are based upon Rural Payment Agency plans.

Field Parcel	Area (ha)	Area (ac)
SO8915 6141	8.41	20.78
SO8914 5991	8.06	19.92
SO8914 3794	1.82	4.50
SO8914 2398	4.06	10.03

## BASIC PAYMENT SCHEME / HIGH LEVEL STEWARDSHIP SCHEME

Entitlements have been established on part of the land and activated in accordance with the scheme rules. Entitlements that are available (number to be confirmed) will be offered by separate negotiation and are not included within the sale. Prospective purchasers are required to pay a contribution of £500+VAT to the cost of the Vendor's agent who will be responsible for the transfer of the land parcels and any entitlements purchased.

Prospective purchasers will be required to observe the Cross Compliance regulations until 31/12/2021.

The land is subject to a Higher Level Stewardship Scheme [1/9/2013 – 31/8/2023]. Prospective purchasers will be required to take on the agreement and management options relating to parcels relating to this sale – further information available from the selling agent.

## SERVICES

We are informed water is connected to the property by way of a private spring supply.

## TENURE AND POSSESSION

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

## PLANNING

Potential purchasers are free to make their own enquiries of the Local Planning Authority.

## SPORTING, TIMBER, & MINERAL RIGHTS

All sporting, timber, and mineral rights are included.

## 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.

## VIEWING

At any reasonable daylight hour by people in possession of these particulars. We would ask you to be as vigilant as possible when visiting the property for your own personal safety, in particular around any livestock.

## LOCAL AUTHORITY

Tewkesbury Borough Council  
Council Offices,  
Gloucester Rd,  
Tewkesbury  
GL20 5TT  
T: 01684 295010  
W: [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk)

## SOLICITORS

DF Legal LLP  
Holloway House  
Station Road  
Stroud  
Gloucestershire GL5 3AP  
F.A.O Mr David Ferraby  
T: 01453 757435  
E: [dferraby@dflegal.com](mailto:dferraby@dflegal.com)

## JOINT AGENTS

Voyce Pullin LTD  
Knights Farm  
Shepperdine Road  
Oldbury-on-Severn  
Bristol BS35 1RL  
T: 01454 269486  
E: [jon@voycepullin.co.uk](mailto:jon@voycepullin.co.uk)

## 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.

## SPECIAL CONDITIONS OF SALE

Parcel number SO8915/6141 is sold subject to an overage provision whereby the Vendor will benefit from 20% of any uplift in value arising from the implementation of any planning permission for any non-agricultural or non-equestrian uses. This will be applicable for the period of 21 years from the date of sale.