



Voyce Pullin

Rural Property Agents



WOODLANDS FARM

BROCKWORTH ROAD, CHURCHDOWN, GLOUCESTERSHIRE, GL3 4RB

Livestock farm/small holding comprising of a 11,259 sq ft (1,046m²) modern cattle building, range of useful traditional agricultural buildings and level/gently sloping pasture land. Potential for alternative uses on the buildings (subject to planning consent).

Extending to approximately 27.19 acres (11.00ha).

**FOR SALE AS A WHOLE BY INFORMAL TENDER
TENDER DEADLINE – FRIDAY 28TH MAY 2021 AT 2PM**

GUIDE PRICE: £450,000

JOINT AGENTS
NORTH 
LEATHERBY
Chartered Surveyors

Tel: 01179 822886

Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486

www.voycepullin.co.uk

WOODLANDS FARM, CHURCHDOWN, GLOUCESTERSHIRE, GL3 4RB

DESCRIPTION: A ring-fenced livestock farm or small holding extending to approximately 27 acres, comprising of an area of concrete/hardstanding yard with a 1,046m² modern steel portal framed livestock building, concrete panel silage clamp, cattle race system and a range of traditional buildings. Surrounding the yard and buildings are 4 parcels of level and gently sloping pasture land with mains water supply to water troughs and cattle proof boundaries.

Woodlands Farm would make a useful away holding for many livestock enterprises or as a starter farm. The property has potential for alternative uses subject to obtaining planning consent.



LOCATION: Churchdown Village Centre 1.2 miles • Brockworth Village Centre 1.3 miles • M5 Junction 11A 3.88 miles • Gloucester City Centre 6.8 miles • Cheltenham City Centre 6.8 miles

DIRECTIONS: From Junction 11A of the M5 motorway, merge onto the A417 heading towards Gloucester. After 0.5 miles at the roundabout take the first exit onto the Brockworth Bypass and head eastbound towards Brockworth and Hucclecote. In 0.9 miles turn left onto Hucclecote Road and travel along this road for 0.7 miles before turning left onto Vicarage Lane. After a short distance at the roundabout take the first exit onto Moorfield Road and at the next roundabout take the third exit onto Court Road leading to Brockworth Road. After 1.2 miles the property is located on your right.

ACCESS: The property is accessed directly off of the Brockworth Road, via a gated hardcore track.

SERVICES: The property benefits from mains water which services the buildings and troughs within the fields.

OVERAGE: The property will be sold subject to an overage clause where by the vendor or successors in title benefit from a further 30% in any increase in value arising from the grant of planning consent, authorisation or development for any non-agricultural use for a period of 25 years from the date of sale. Planning consent or authorisation for or development of a single dwelling with or without an agricultural tie will not trigger the overage.

SPORTING, TIMBER & MINERAL RIGHTS: All sporting, timber and mineral rights are included.

BASIC PAYMENT SCHEME: No Basic Payment Scheme entitlements included in the sale.

ENVIRONMENTAL SCHEMES: No environmental schemes are currently entered into at the property.

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

LOCAL AUTHORITY: Tewkesbury Borough Council
Website: www.tewkesbury.gov.uk
Tel: 01684 295010

EASEMENTS, COVENANTS, RIGHTS OF WAY: The property is sold subject to any rights, benefits or incidents of tenure which affect it.

TENURE & POSSESSION: The land is offered for sale Freehold with Vacant Possession upon completion.

VIEWING: Please contact Voyce Pullin on 01454 269486 or North & Letherby on 01179 822886 to confirm details prior to a viewing.

METHOD OF SALE: The land is offered by way of Informal Tender as a whole. All bids must be received by the selling agents Voyce Pullin or North & Letherby by the tender deadline of **Friday, 28th May 2021 at 2pm** using the Tender Form provided.

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

SOLICITOR: Willans LLP Solicitors, 28 Imperial Square, Cheltenham, Gloucestershire, GL50 1RH

FAO: Adam Hale

Tel: 01242 542906

Email: adam.hale@willans.co.uk

JOINT AGENTS: North & Letherby

St Andrew's House, St Andrew's Road, Avonmouth, Bristol, BS11 9DQ

Tel: 01179 822886

Email: james@northletherby.com

Website: www.northletherby.com

Important Notice: (to be read by all prospective purchasers):- Voyce Pullin hereby gives notice for the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Details prepared March 2021)

Lydney
Tel: 01291 680068



Oldbury
Tel: 01454 269486