

LAND FOR SALE

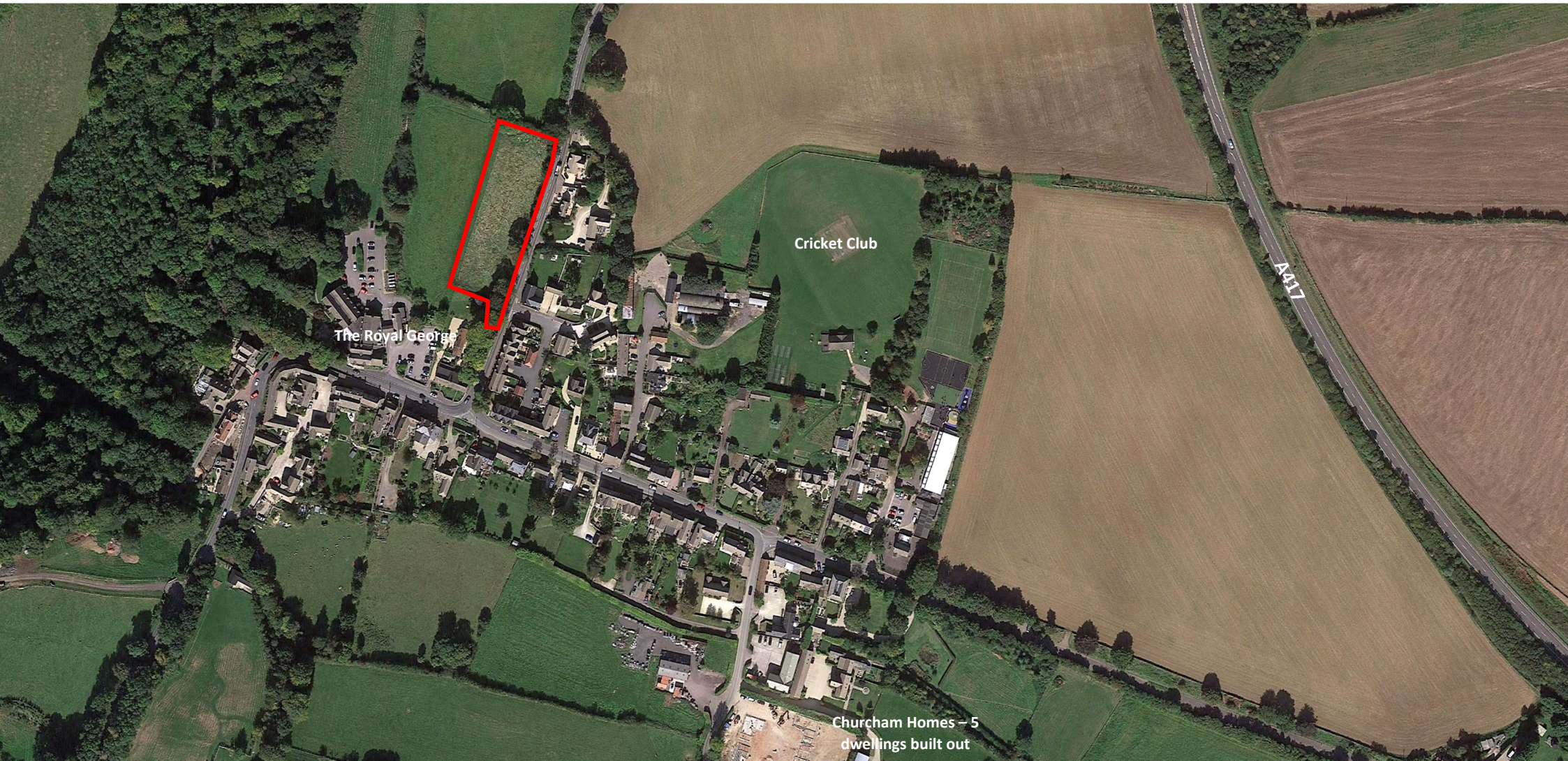
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est. 1862

Land at Birdlip, Gloucestershire

Land north east of Long Acre Barn, Birdlip, Gloucestershire, GL4 8HJ

Site extends to approximately 0.99 Acres (0.40 Hectares)



Land For Sale

Land north east of Long Acre Barn, Birdlip, Gloucestershire, GL4 8HJ

LOCATION

The site is located on the north-western edge of the semi-rural village of Birdlip which lies within the Cotswold District of Gloucestershire. The village is well connected and sits some 8 miles east of Gloucester and 6 miles south of Cheltenham, and is located in close proximity to A417 with direct links to Cirencester and beyond.

Birdlip benefits from a public house/hotel, pre-school and primary school, village hall and cricket club. There are two bus services that operate within Birdlip providing access to Gloucester, Cirencester, Brimpsfield, Kemble and Tetbury. The nearby larger settlements of Cheltenham and Gloucester provide an extensive range of amenities including retail, employment, public services and transport links.

DESCRIPTION

The site extends to approximately 0.99 acres and comprises a parcel of agricultural land currently used for pasture, bound on by existing trees and hedgerows. The remnants of a dry stone wall runs in part along the eastern boundary adjacent to the B4040. The southern boundary abuts an existing residential property, with the eastern boundary delineated by a post and rail fence which extends to further paddock land.

The site is not located within a conservation area and there are no heritage assets within close proximity and is within Flood Zone 1, however the site sits within the Cotswold Area of Outstanding Natural Beauty (AONB).

PLANNING

20/02706/PLP - Permission in Principle for residential development up to 6 dwellings. Application was refused on 10th September 2020 and has been subsequently dismissed at Appeal, ref: **APP/F1610/W/21/3270623**.

OFFERS

Offers are invited in the region of £50,000 for the freehold interest.

SERVICES

Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

TERMS

Offers are invited on an Private Treaty basis for the unconditional freehold interest of the land.

Offers should be submitted to Harry Breakwell by email: harry.breakwell@brutonknowles.co.uk

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £5,000 + VAT for the landowner's abortive legal fees will be required.

The land contains an overage to be payable, for 50% of any increased value due to planning, and a further 25% overage to another beneficiary. There is a restrictive covenant on the land also, preventing any buildings being built on Site. Further information regarding the overage terms and restrictive covenant can be made available at request.

VIEWING & FURTHER INFORMATION

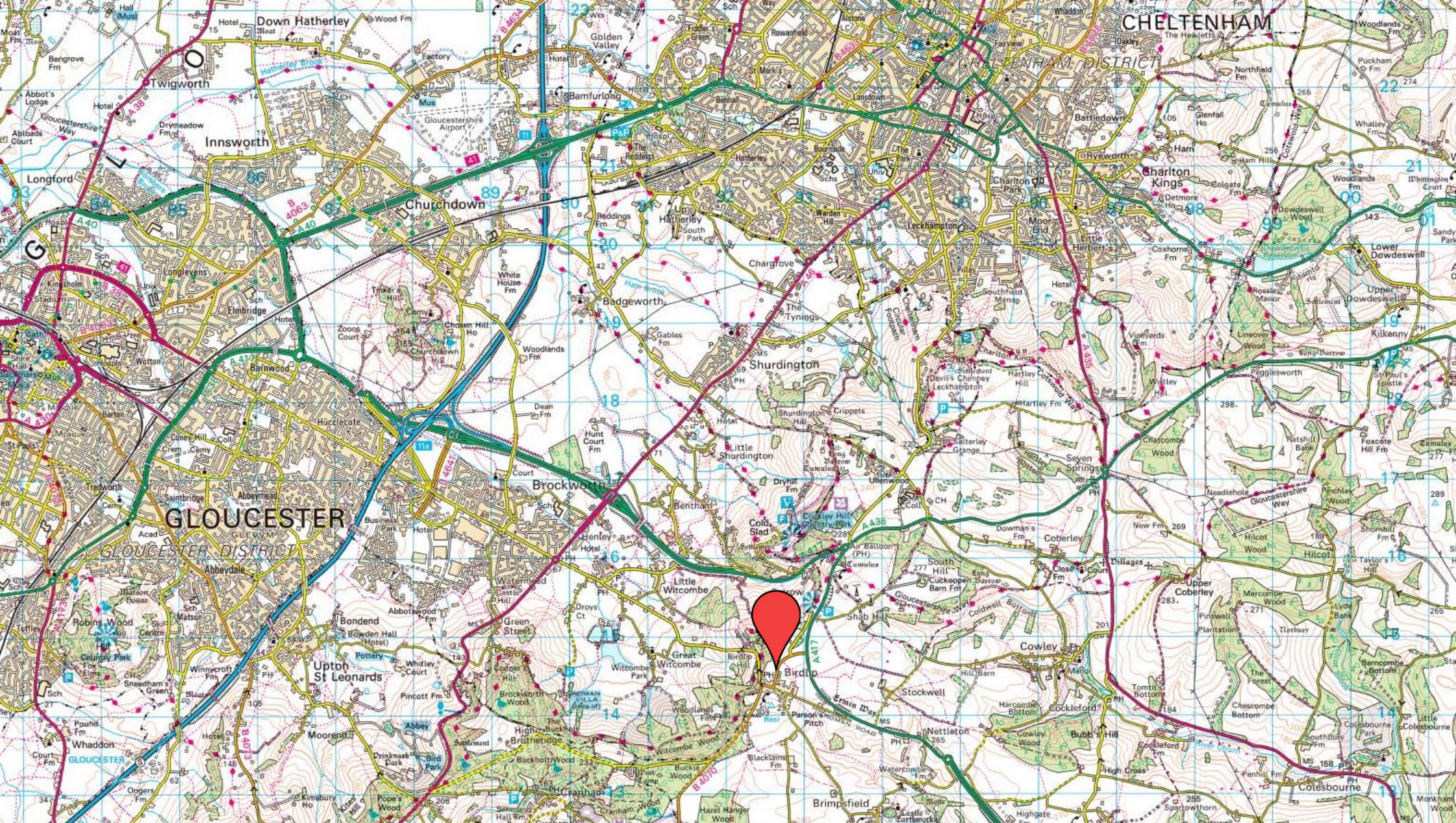
The site is to be viewed by prior appointment only. Please contact jack.moulds@brutonknowles.co.uk to register interest and for further information.

VAT

VAT will not be chargeable on the purchase price.

SUBJECT TO CONTRACT - NOVEMBER 2021





CONTACT

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