



Part Duncastle Farm Alvington, Lydney, Gloucestershire

A ring-fenced block of productive agricultural land extending to approximately 85.36 acres (34.546 hectares)

For Sale by Informal Tender
Closing Date: 15 March 2011

Price Guide: £500,000



Part Duncastle Farm

Alvington, Lydney, Gloucestershire



Situation

The land is located in the village of Alvington, approximately 2.5 miles (4 kilometres) south west of Lydney and 6.5 miles (11 kilometres) north east of Chepstow. Road access is gained from Clanna Lane.

Description

A ring-fenced block of productive agricultural land divided into 5 enclosures, currently in arable rotation (see attached plan).

Services

None are connected.

General Remarks and Stipulations

Viewing

During daylight hours with a set of particulars. Please ensure that all gates are secured and the Countryside Code is observed.

Directions

From Lydney, turn right off the A48 at The Globe Inn into Clanna Road, proceeding onto Clanna Lane. Continue for approximately 0.4 miles and the access gate to the land will be seen on the left-hand side marked by our For Sale board.



Tenure and Possession

The land is currently let on a Farm Business Tenancy under the Agricultural Tenancies Act 1995. A Notice to Quit has been served to give vacant possession from 1 September 2011. A copy of the Farm Business Tenancy Agreement, Notice to Quit and Statutory Declaration of service is available on request.

Restrictions

The land will be used for the purposes of agriculture or the grazing of equines only. In addition, no building will be permitted.

Fixtures and Fittings

Those fixtures and fittings not mentioned are excluded from the sale.

Method of Sale

By Informal Tender (see attached form) to be submitted by 12 noon on Tuesday 15 March 2011. The legal pack will be available for inspection 14 days prior to the closing date and the successful applicant will be expected to Exchange contracts based on the information within that legal pack on 6 April 2011, with legal Completion within 14 days thereafter.

Vendor's Solicitor

Messrs Langley Wellington, Royal House, Bruton Way, Gloucester GL1 1EP. Telephone: 01452 521286. For the attention of Mr Philip Day.

Ingoing Valuation

There will be no ingoing valuation and no counterclaim for dilapidations, deduction or set-off.

Single Payment Scheme

The Tenant has been making an application on the land but no Entitlements are included in the sale.

Authorities and Utilities

Gloucestershire County Council	01452 425000
Forest of Dean District Council	01594 810000
Severn Trent Water Ltd	08457 500500
Central Networks Plc	08000 963080

Buyers' Administration Fee

The successful purchaser will pay £500 plus VAT to the Vendor's Agent upon legal Completion.

Rights of Way, Easements and Boundaries

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, stables, drains, water, gas and other pipes whether referred to in the general remarks and stipulations or particulars of sale or not, and the provision of any planning scheme of County or Local Authority. The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining the boundaries or the ownership thereof.

The Vendor will erect and maintain in perpetuity a stock proof fence along the boundary shown coloured blue on the attached plan by 30 September 2011. The Purchaser will be responsible for the boundary shown coloured red on the attached plan but there will be no obligation to fence it unless requested by the Vendor at any time, upon giving 1 months written Notice. The Vendor will offer the Purchaser, on terms to be agreed, a Farm Business Tenancy over the land cross hatched green on the attached boundary, from 1 September 2011.

The Vendor reserves a right of way for all purposes in perpetuity over the land coloured brown on the attached plan.

There are footpaths which run along the south western and western boundaries of the north western enclosure and along the track way to the north of the south eastern enclosure heading along the northern boundary of the south western enclosure (further details on request).

Sporting and Mineral Rights

The rights are in hand and included in the sale.

Sale Plan, 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. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. In particular, no objection shall be taken by the Purchaser to any variation in areas given on the deeds.

Photographs taken September 2010 (Woodland Publishing Ltd) and particulars January 2011 (Reference no. 5623).

IMPORTANT NOTICE: Hamiltons Chartered Surveyors is a trading name of Hamiltons LLP. Hamiltons Chartered Surveyors for themselves and the Vendors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property and are not intended to constitute part of an offer or contract. 2. Descriptions of the property are subjective and the information contained herein is used in good faith as an opinion and not by way of statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when they were taken. Certain aspects may have changed since they were taken and it should not be presumed that the property remains precisely as displayed in the photographs. No assumption should be made in respect of parts of the property, which are not shown in the photographs. 5. Any areas, distances, aspects or measurements referred to are given as a guide only and are not precise. 6. Reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, is not intended to be a statement that any necessary planning permission, building regulations or other consents have been obtained. Intending purchasers must verify these matters. 7. The information given in these particulars is given without responsibility on the part of Hamiltons Chartered Surveyors or their clients. The particulars do not form any part of an offer or contract. Neither Hamiltons Chartered Surveyors nor their employees have any authority to make or give any representation or warranty whatever in relation to this property.