



LAND KNOWN AS PUDDING HILL  
FLAXLEY, GLOUCESTERSHIRE, GL14 1JR

**Brightwells**  
Est. 1846

# LAND KNOWN AS PUDDING HILL FLAXLEY, GLOUCESTERSHIRE, GL14 1JR

For Sale by Informal Tender

- Pasture land with natural water
  - 4 Good sized fields
  - Roadside access
  - In all 22.32 acres

Guide Price £100,000



## DESCRIPTION

Pudding Hill is a well-known local block of pastureland, that goes to a peak in a central position rising, up to the 90-meter contour. The land is all laid to pasture and has a gated access off the Flaxley lane. There are the remnants of a former 2 bay Dutch barn within the heart of the land. Water is via a stream along the southern boundary. The majority of the land is stockproof fenced. The land itself is split into four fields, and the pasture does range in quality. There are several footpaths crossing the land.

## SERVICES

There is a natural water supply



## GENERAL REMARKS AND STIPULATIONS

### POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

### INGOING VALUATION

There is no ingoing valuation and no dilapidations.

### RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

### OUTGOINGS

We are not aware of any outgoing on the property.

### SERVICES

There are no services currently connected.

### PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchaser(s) shall be deemed to have full knowledge of the boundaries and area of the land and neither the vendor nor the vendors agents will be responsible for defining the boundaries of ownership. Any errors of misstatement shall not annul a sale or entitle any party to compensate in respect thereof.

### ENVIROMENTAL SCHEMES

There are no environmental schemes currently on the land.

### ANTI-MONEY LAUNDERING

Any offers made to the agents must be accompanied by the prospective purchasers proof of ID and home address.

### LOCAL AUTHORITY

Forest of Dean District Council—High Street, Coleford, GL16 8HG

### METHOD OF SALE

The property is offered for sale by Informal Tender with a closing date of Wednesday 1<sup>st</sup> April 2026 at 12 noon. Tenders are to be received either by email; rebecca.hobby@brightwells.com or post: Brightwells Auction Site, Stoney Street, Madley, Herefordshire, HR2 9NH. Ref: JDJ/RH

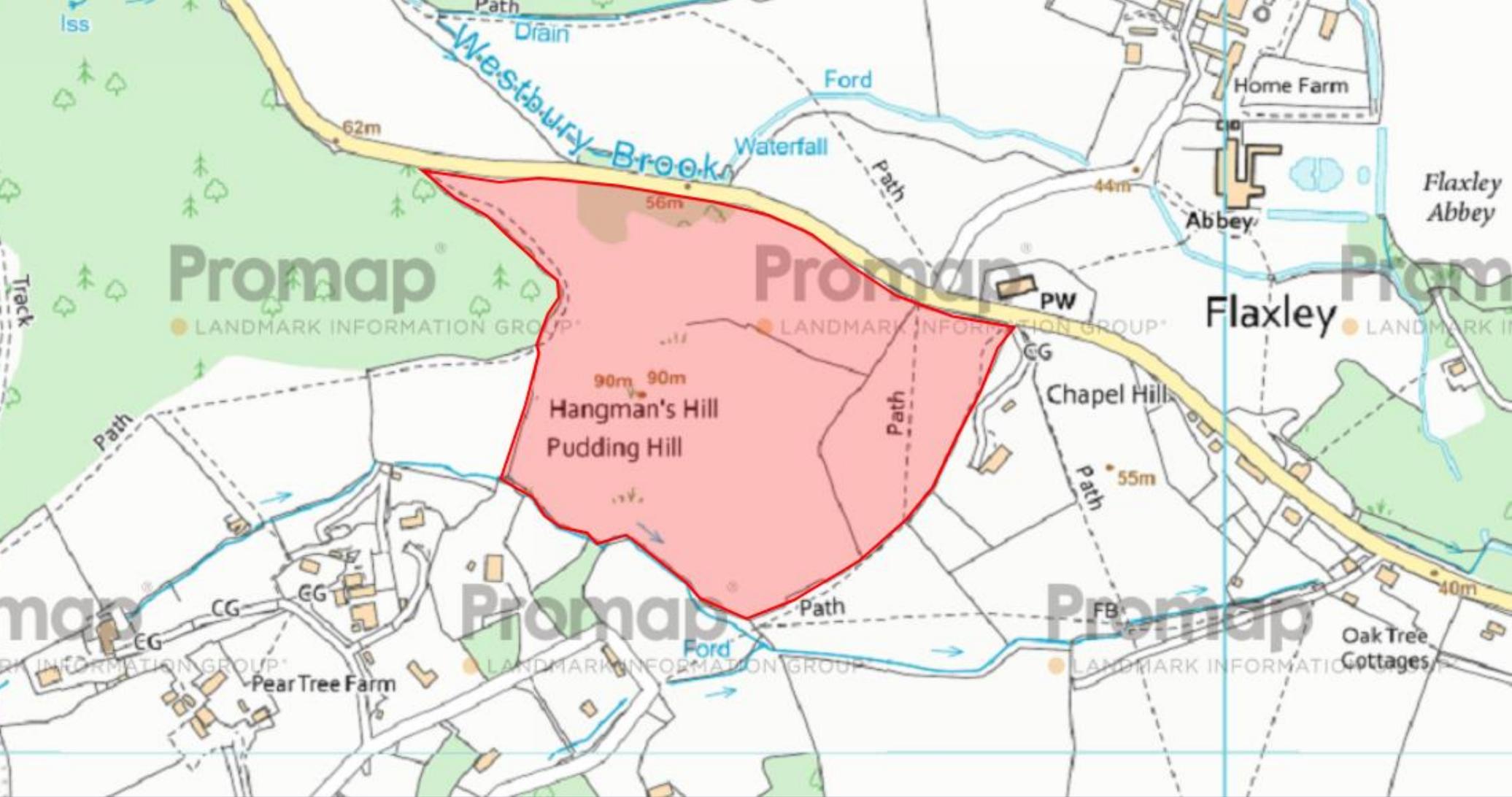


### SITUATION

From Mitcheldean take the Abenhall Road past Dene Magna school. When you reach Gunns Mill turn left onto the Flaxley Road. Proceed along this road for a mile and Pudding Hill is found on the right-hand side. The entrance gate is opposite Flaxley Church.

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Solicitors: Willans LLP, 34 Imperial Square, Cheltenham GL50 1QZ  
Viewing: Via appointment only through the selling agents

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed