

established 200 years

Taylor & Fletcher



Pennylands, Winchcombe, Cheltenham Winchcombe, GL54 5JQ

Offers in Excess of £60,000



DESCRIPTION

The property extends to 3.25 acres. Upon entering the land there is a grass glade surrounded by a mix of deciduous trees. Progressing up the hill into the land, there is a mix of grass, shrub and tree cover, encompassed by mature hedgerows and hedgerow trees.

SITUATION

The land is situated less than a mile east of Winchcombe, nestled in a secluded location under Fluke's Hill and Stancombe Woods.

The property benefits from good connectivity via main road, bus and train services, from local centers of Winchcombe, Cheltenham (7 miles) and Tewkesbury (9 miles). Winchcombe also provides amenities such as shops, leisure facilities and a School.

DIRECTIONS

When travelling north from Winchcombe on the B4632 for Broadway, almost immediately after exiting the town bear right on Rushley Lane. Travel along Rushley Lane for approximately 100m and bear left onto Stancombe Lane, the property is 475m up Stancombe Lane on the left.

ACCESS

The property is accessed by a 5 bar, 12 foot wide timber gate.

SERVICES

The property has no known supplies of water or electric.

TENURE - Freehold

Freehold with Vacant possession upon completion.

DESIGNATIONS

The property is within the Cotswolds National Landscape, however, the property is NOT within the Greenbelt, or a conservation area.

PUBLIC RIGHTS OR WAY

There is a footpath over the property, from the property there are footpaths allowing access to Winchcombe or out through Stancombe woods.

MINERALS AND SPORTING RIGHTS

We understand that mineral and sporting rights are to be included in the sale.

HEALTH AND SAFETY

When viewing the land, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant around boundary fencing, water features, ensuring all gates are left as found. All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the selling agent immediately.

WAYLEAVES AND EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether herein referred to in the general information, particulars or special conditions of the sale or otherwise and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

We are aware that there is a Esso and Gas pipe line over a small section of the land.

LOCAL AUTHORITY - Tewkesbury

Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT (Tel: 1684 295010) www.tewkesbury.gov.uk

VIEWING

There is a footpath through the property which allows access for viewings, however, we urge interested parties to call ahead of viewing to our Bourton-on-the-Water Office. Tel: 01451 820.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.