

established 200 years

# Taylor & Fletcher



14.69 Acres of Land off Elmore Lane West

Lower Rea, Elmore, Gloucester, GL2 3NW

**GUIDE PRICE** Guide



## 14.69 Acres of Land

### Lower Rea, Elmore, Gloucester, GL2 3NW

*14.69 Acres of Land within 5 miles of Gloucester City Centre. Currently used as agricultural pasture land, but idyllically located for amenity use in a quiet location with multiple access points.*

#### DESCRIPTION

The Property is 14.69 acres (5.94ha) of agricultural land adjoining the Sharpness canal. The land is currently temporary grass, used for hay production, however it had previously been used for arable crops. It is a single field with no internal boundaries, but a mature broadleaf hedge surrounding the property provides security and privacy. The Property benefits from three different access points.

#### LOCATION

The Property is located western edge of Gloucester, alongside the Sharpness canal at Rea Swing Bridge. Accessed off Elmore Lane West, the Property is situated in the parish of Quedgeley, less than 5 miles from Gloucester City centre.

#### LAND CHARACTERISTICS

The land is classified as grade 3 agricultural land, with lime-rich loamy and clayey soils with impeded drainage.

The land sits at approximately 13 meters above sea level, and is flat with minimal undulation.

#### ACCESS

The Property benefits from three different access points. These are taken directly off Elmore Lane West at three different locations, with existing vehicular gateways where the public road meets the Property.

Access 1 - What 3 words: ///harp.trio.pose

Grid Reference: SO80491507

Access 2 - What 3 words: ///retain.wooden.gums

Grid Reference: SO80441505

Access 3 - What 3 words: ///stick.went.entry

Grid Reference: SO80351508

#### DESIGNATIONS

The land is NOT situated in a Nitrate Vulnerable Zone, nor is it sited within conservation area, being a SSSI, SPA, SAC or National Landscape (AONB).

#### PAST USE AND MANAGEMENT

The Property has previously been used for agricultural purposes, and as such has been managed and maintained accordingly for arable and grassland use. The Property is currently used for hay and livestock grazing.

#### LOCAL AUTHORITY

Gloucester City Council, The Docks, Gloucester GL1 2EQ. Tel. 01452 396396 (<https://www.gloucester.gov.uk>)

## SERVICES

The Property does not have an electric supply, though we are aware there are electricity poles present over the land. There is no current mains water supply, we do however understand that there is a mains pipe at along Elmore Lane West, where a connection could possibly be achieved.

## TENURE - Freehold

Freehold with Vacant possession upon completion.

## WAYLEAVES AND EASEMENTS

The Land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies, 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 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.

## FLOODING RISK

Despite the proximity to the the river Severn (approximately 250 meters) and the Gloucester and Sharpness canal (approximately 10 meters), the Property sits above the flood table, and as such is not within Flood Zones 2 or 3.

## SPORTING AND MINERAL RIGHTS

We understand that these are owned and included in the sale.

## OVERAGE

The Property is currently subject to the overage agreement between the former owner of the Property and the current owner. Our interpretation of this overage is that a 50% of the uplift in market value on achieving planning permission. We understand that this overage stands for 16 years.

## METHOD OF SALE

The Property is for sale as a whole by Private Treaty.

## VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913 or Email [rupert.grainger@taylerandfletcher.co.uk](mailto:rupert.grainger@taylerandfletcher.co.uk)

## CONTACT

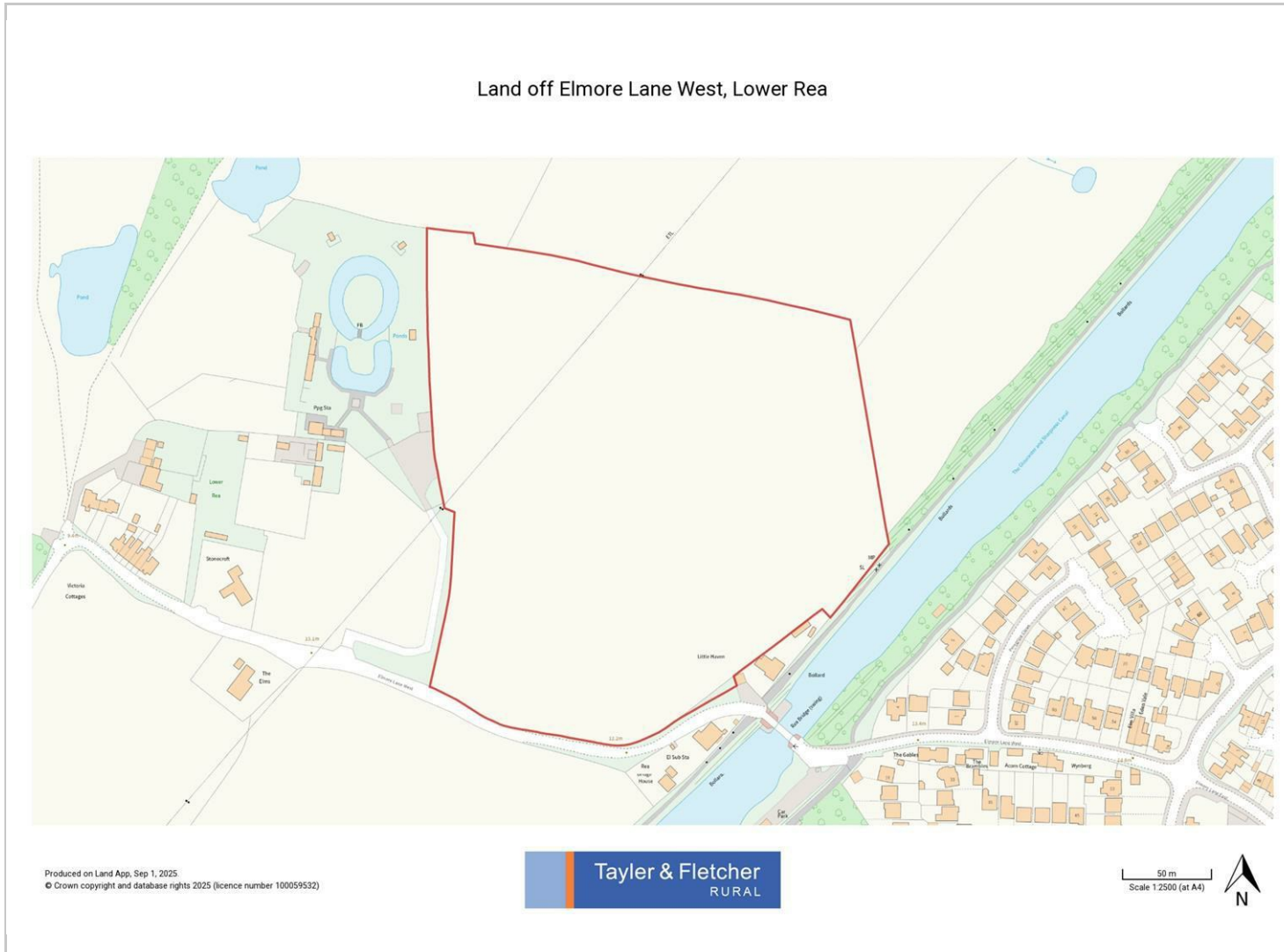
For further information please contact Rupert Grainger

Phone - 01451 820913

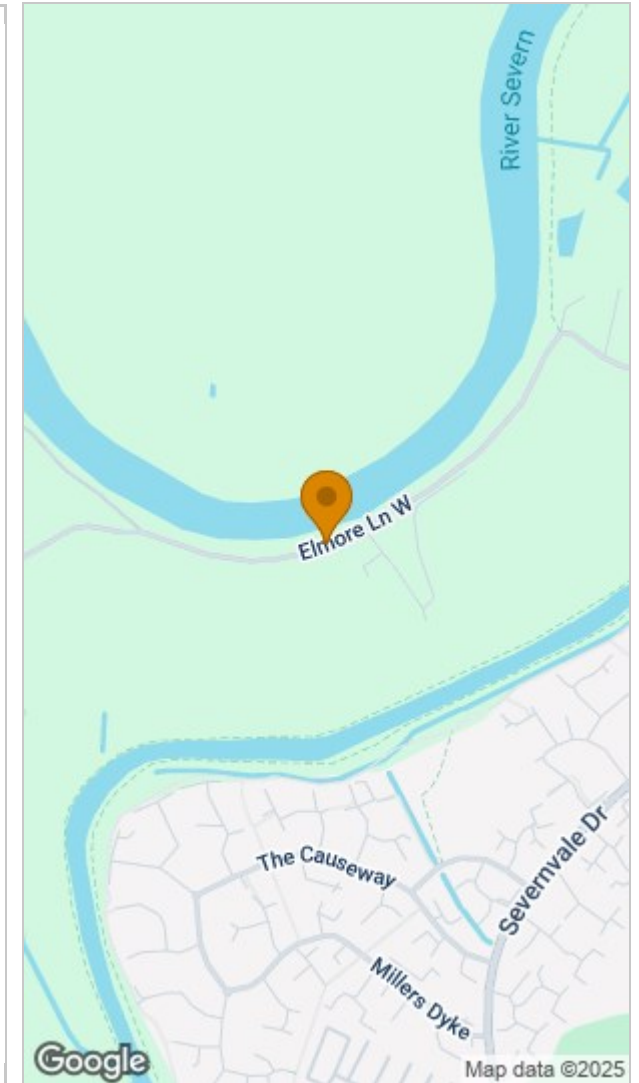
Email - [rupert.grainger@taylerandfletcher.co.uk](mailto:rupert.grainger@taylerandfletcher.co.uk)



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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.