



DAWN FIELD

Newnham Road, Blakeney, Gloucestershire GL15 4AG



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An attractive organic pasture field with small outbuilding, orchard area of young apple trees

- Blakeney 1 mile
- Lydney 5 miles
- Cinderford 6 miles

For Sale by Private Treaty.
Approximately 7.39 acres (2.99 hectares)

Location

The land is located approximately 1 mile north of Blakeney immediately to the south of, and with road frontage to, the A48.

Description

Access to the land is owned but shared with the neighbouring property and leads to a small area of hardstanding and the attractive stone under slate roof building. The land slopes to the south east with the orchard of apple trees along the north eastern boundary. The land is enclosed by a length of stone walling alongside the A48 and mature hedgerows and fencing on the other boundaries.

GENERAL

Method of Sale

The land is available as a whole by private treaty.

Tenure and Possession

Freehold. The land is sold with vacant possession upon completion.





Schemes

The land has been entered into Organic Entry Level Scheme and as part of a wider holding a Higher Level Stewardship Scheme. The schemes end on 31st March 2023 and a condition of the sale will be, if possible, for the Purchaser to comply with the schemes until March 31st 2023.

Services

No services currently connected.

Wayleaves, Easements and Rights of Way

The property is being 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 existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The neighbouring property shares the access drives.

Sporting, Timber and Mineral Rights

Included within the sale in so far as they are owned.

Overage

The land is sold subject to an overage provision providing that in the event of development, other than agricultural or equestrian, within 30 years of the date of the sale then 30% of the uplift in value as a result of such development would be payable to the Vendor.

Local Authority

Forest of Dean District Council

Plans

Plans included within these particulars are for information and reference purposes only and are not necessarily to scale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT then such tax will be payable in addition.

Viewing

PLEASE NOTE HEALTH AND SAFETY REMARKS BELOW. During daylight hours with a copy of the Particulars, please do telephone Adkin on 01235 862888 to confirm time of visit.

Health and Safety

Please park safely when making an inspection of the land and do not obstruct the access to the neighbouring property. Please be vigilant if walking the land for any trip hazards or other dangers.

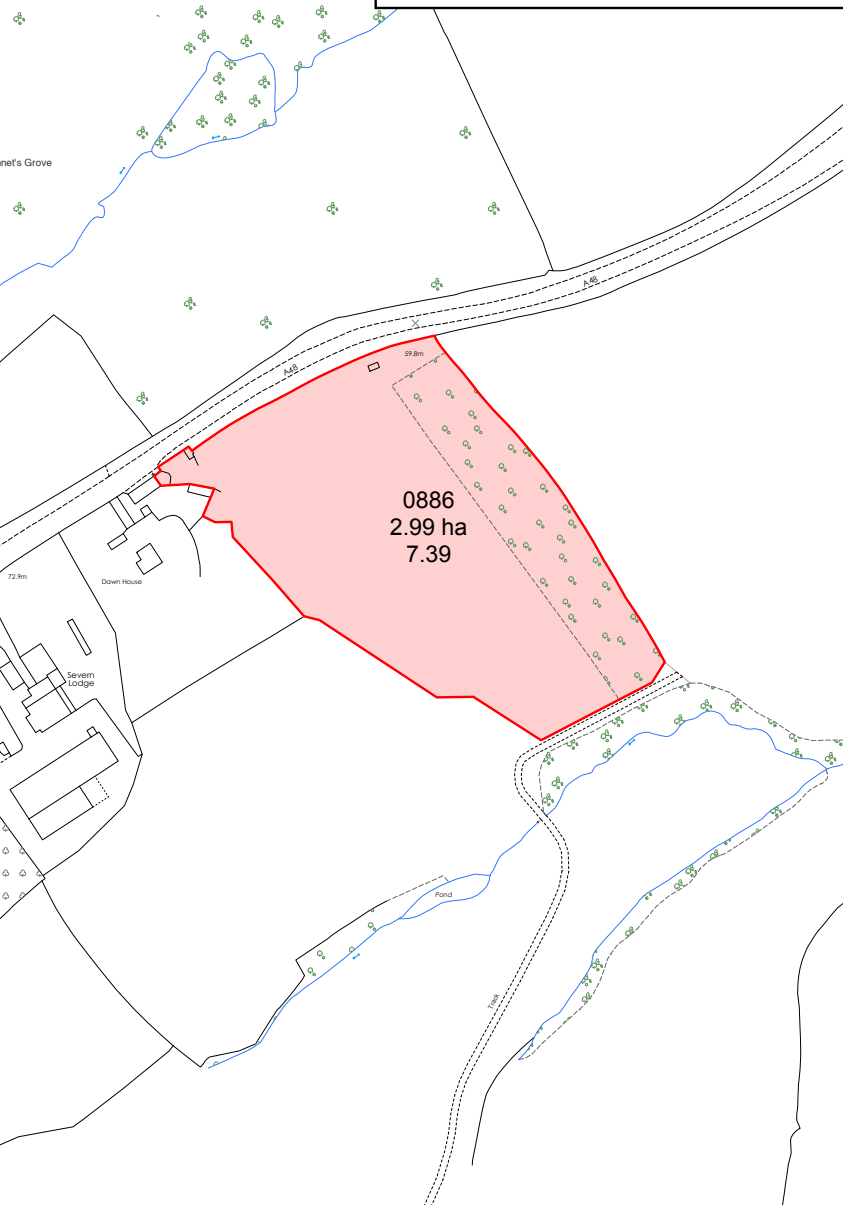
Further Details

Please contact: Kevin Prince or Rosie Dutson on 01235 862888 or by email : kevin.prince@adkin.co.uk or rosie.dutson@adkin.co.uk

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
 Telephone: 01235 862888
 mail@adkin.co.uk
 www.adkin.co.uk

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