



Green Lyes Land Pirton Lane, Churchdown, Gloucester, GL3 2QE

An excellent compartment of ringfenced pastureland in a very accessible location with views offering a prime package with agricultural, equestrian, amenity and possible development appeal.

- Excellent location within the settlement of Churchdown, adjacent to Pirton Lane •
 - Ringfenced compartment of level to gently sloping pastureland •
 - Picturesque setting with views • Natural water supply •
- Of interest to agricultural, equestrian, amenity and development purchasers •
 - Extending to 21.19 acres (8.57 hectares) •



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Green Lyes Land

Pirton Lane, Churchdown, Gloucester, GL3 2QE

Green Lyes Land offers a superb ringfenced land parcel in an excellent location with possible development potential on the western fringe of the village of Churchdown with beautiful views.

Churchdown - 0.5 miles

Brockworth - 2.9 miles

Gloucester - 3.7 miles

Cheltenham - 5.7 miles

Location & Situation

Green Lyes Land is located in an elevated position, backing onto Chosen Hill, on the western fringe of the village of Churchdown. It is very accessible, with close access to Pirton Lane, located between Cheltenham and Gloucester benefitting from excellent connections to the M5, A40, A417 and M50 road networks.

Description

Green Lyes Land is positioned west of the public highway known as Pirton Lane and connected to it via a short section of unadopted highway leading directly to the gates of the land positioned on the north-eastern tip. The land comprises three field enclosures of level to gently rising productive permanent pastureland, rising to the south and the side of Chosen Hill with fantastic views. The northwestern third of the land is level to very gently rising with a small stream running through it, with the remainder gently rising.

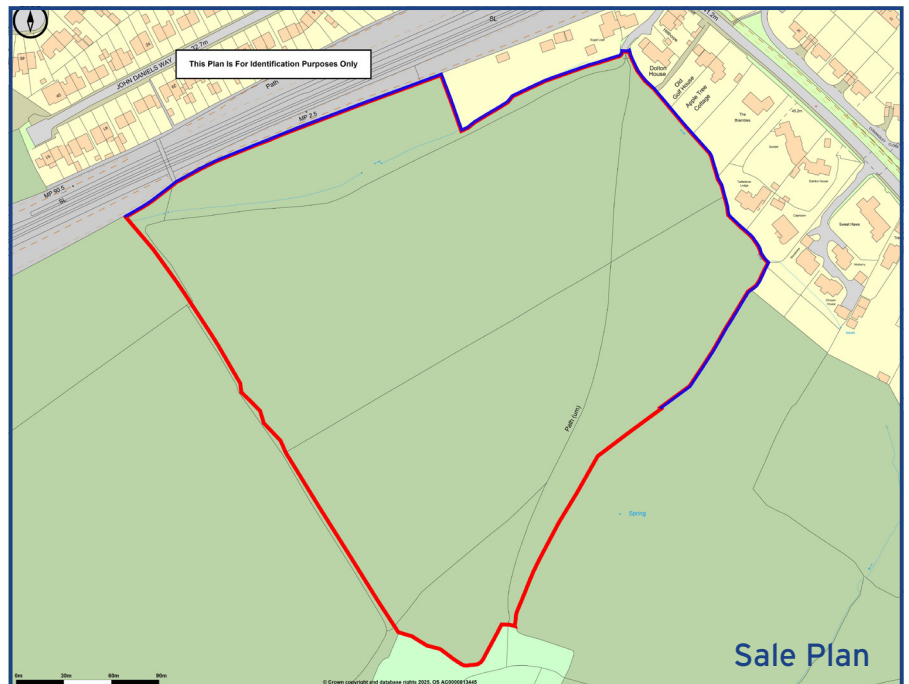
All the land is permanent pasture under lime-rich loamy and clayey soils, is stock proof fenced for cattle and all capable of being grazed or mown for fodder. The land is all designated as Cheltenham and Gloucester Greenbelt.

The land offers a wonderful compartment for anyone with agricultural, equestrian, amenity and possible development interests with fantastic views.

In all Green Lyes Land extends in total to approximately 21.19 acres (8.57 hectares).

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that



currently exist, whether they are specifically referred to in these particulars or not. The vendor will retain a metre strip along the northern, eastern and south-eastern boundary (shaded blue on the plan) that will not be fenced. The purchaser will be granted agricultural access rights only over the retained area. Several Public Rights of Way cross the land. It is understood the property Sugarloaf has an agricultural right of access to access the western side of their property.

Services

There are no services directly connected to the property. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to services.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Development Clawback Overage Provision

The property will be subject to a Development Clawback Overage Provision which will capture 25% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From either the A40 or A417 at the Embridge Court Roundabout exit onto the B4063 Cheltenham Road East in the direction of Churchdown for 0.6 miles, then turn right onto Pirton Lane. Proceed on Pirton Lane for 0.7 miles crossing over the railway bridge. Take the first right turn onto a third-party drive which will lead directly to the field gate entrance of the land. The postcode will not take you to the exact address.

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Important Notice

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