



## Land off Cutwell Lane Tetbury, Gloucestershire, GL8 8EB

A useful paddock of amenity / pasture land with development potential in a very desirable location adjacent to the edge of Tetbury offering a prime investment package.

- Excellent location and accessible situation close to the A433/ A4135 •
  - Paddock of permanent pasture extending to 0.43 acre •
  - Of interest to development and investment purchasers •
  - In all approximately 0.43 acre (0.17 hectares) •



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# Land off Cutwell Lane

Tetbury, Gloucestershire, GL8 8EB

A desirable paddock of amenity / pastureland with development potential in the sought after and popular Cotswolds town of Tetbury with good access to the A4135 and A433 with excellent transport links to Cirencester, A46 and M4, Dursley, The Old Bristol Road and M5.

## Location & Situation

The land sits in an excellent level elevated position, with roadside frontage to Cutwell Farm Lane which connects directly onto Cutwell Lane to the east, providing access to the A4135 and the A433 Bath to Cirencester Road. Tetbury is well positioned, being equidistant to the towns of Stroud, Cirencester and Swindon to the north-west, north-east and south-east and the city of Bristol to the south-west.

## Description

The land is all contained within a broadly rectangular shaped compartment of permanent pasture bordered by residential property to the east and south and Cutwell Farm to the west. The land has excellent outlook and is predominantly level with a short section sloping down to the north providing access to the lane.

Access to the land is via a short section of private drive of Cutwell Farm, off Cutwell Lane. In all the land extends to approximately 0.43 acre.

## Wayleaves, Easements & Rights of Way

The land 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.



## Planning Status

The land sits outside but is adjacent to the town settlement development boundary. All the land is contained within the Cotswolds AONB, is within the Tetbury Conservation Area boundary and administered by the Cotswold District Council. All applicants are to make, and rely upon their own planning enquiries, in respect of this land.

## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 35% of any uplift in value provided by any residential planning consent for a period of 30 years from the date of sale.

## Services

There are no services directly connected to the land.

## Sale Method

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

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

## Directions

From the A4135 head east to Tetbury. At the edge of the town (30mph limit) continue for 0.2 miles then take the right-hand turn onto Cutwell Lane. Continue on down the hill for 0.1 miles until you reach a ford. Cross over the ford and take the right-hand turn towards Cutwell Farm. Pass the property called 3 Cutwell and the land will be immediately on your left.



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