

By Direction of Mr H Midwinter

**WEST GLOUCESTERSHIRE**  
Newent 1 miles. Gloucester 8 miles.

## THREE SEPARATE AREAS OF PASTURE LAND



situated at

**MALSWICK  
NEWENT**

**16.46 ACRES**

**LOT 1      7.58 ACRES**

**LOT 2      3.48 ACRES**

**LOT 3      5.40 ACRES**

**FOR SALE BY INFORMAL TENDER**

Tenders to be submitted by

**FRIDAY 4<sup>TH</sup> MARCH at 12 Noon**

**GENERAL REMARKS AND STIPULATIONS**  
(which where applicable shall be deemed part of the Conditions of Sale)

**SITUATION**

The three lots area all situated at Malswick about 1 mile east of the town of Newent in West Gloucestershire.

The Cathedral City of Gloucester is about 8 miles distant.

The attached location plan details the specific location of the individual lots.

**TENURE**

The property is presumed to be freehold and offered with vacant possession upon completion

**BASIC PAYMENT SCHEME**

The land is not registered for the Basic Payment Scheme.

**LOCAL AUTHORITY**

Forest of Dean District Council,  
Council Offices, Coleford, Gloucestershire. Tel: 01452 425000.

**INGOING VALUAITON**

There will be no ingoing valuation nor any claim for dilapidations and/or deterioration (if any) will be allowed.

**GRANT SCHEMES**

The land is not part of any Environmental Stewardship Scheme.

**RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

**MODE OF SALE**

The property is offered for sale by Informal Tender in 3 lots.

Tenders are to be submitted on the attached tender form to arrive at the Agents Office by 12 Noon on Friday 4<sup>th</sup> March 2022.

**TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

## IMPORTANT NOTICE

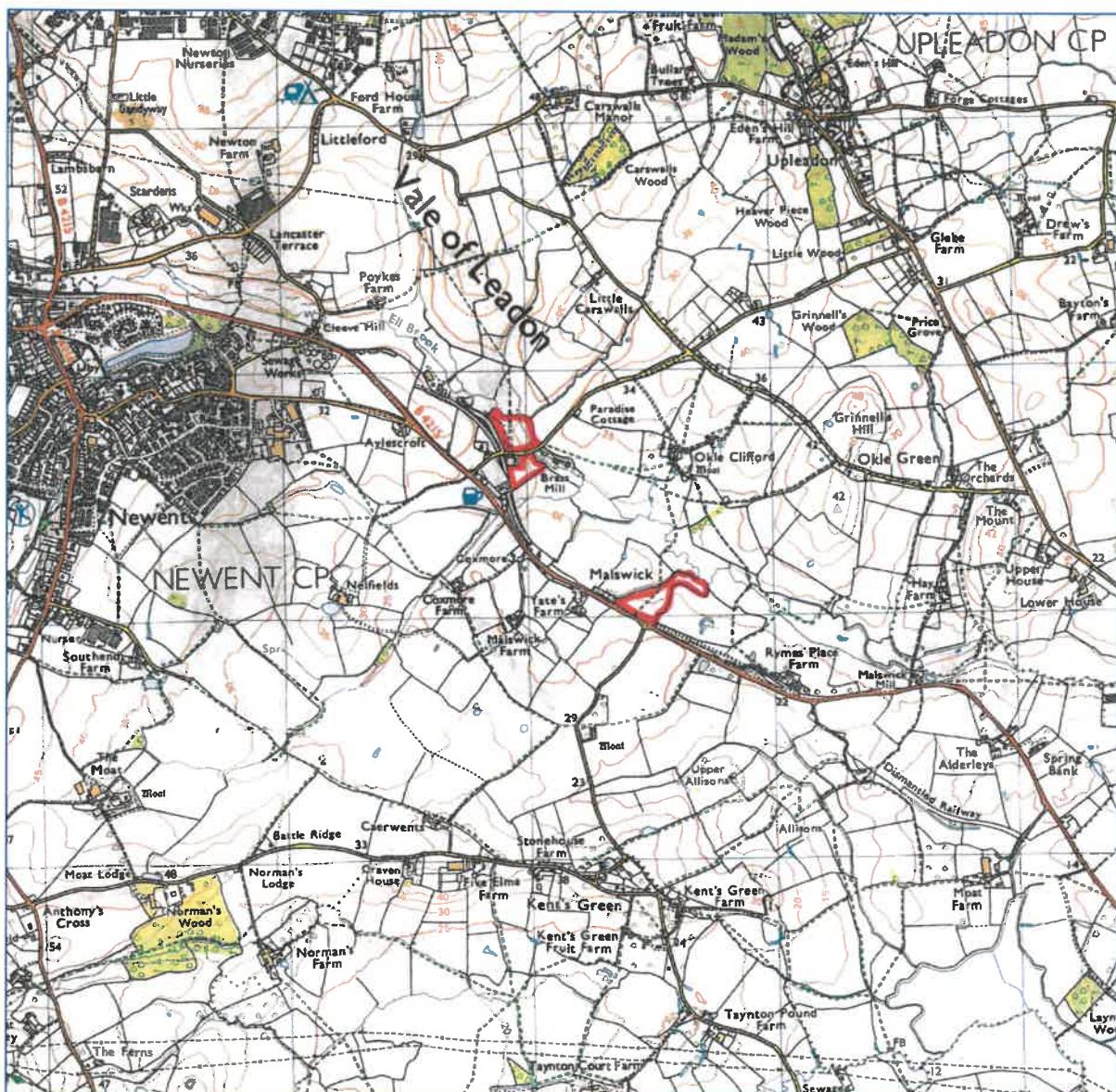
These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

## VIEWING

Viewing may be undertaken at any reasonable time.

## SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.



*PARTICULARS OF SALE*

**LOT 1**

**7.58 ACRES**



Lot 1 has direct roadside frontage to the B4215 Newent to Gloucester road. It comprises a level pasture field extending to about 7.588 Acres.

**LOT 2**

**3.48 ACRES**



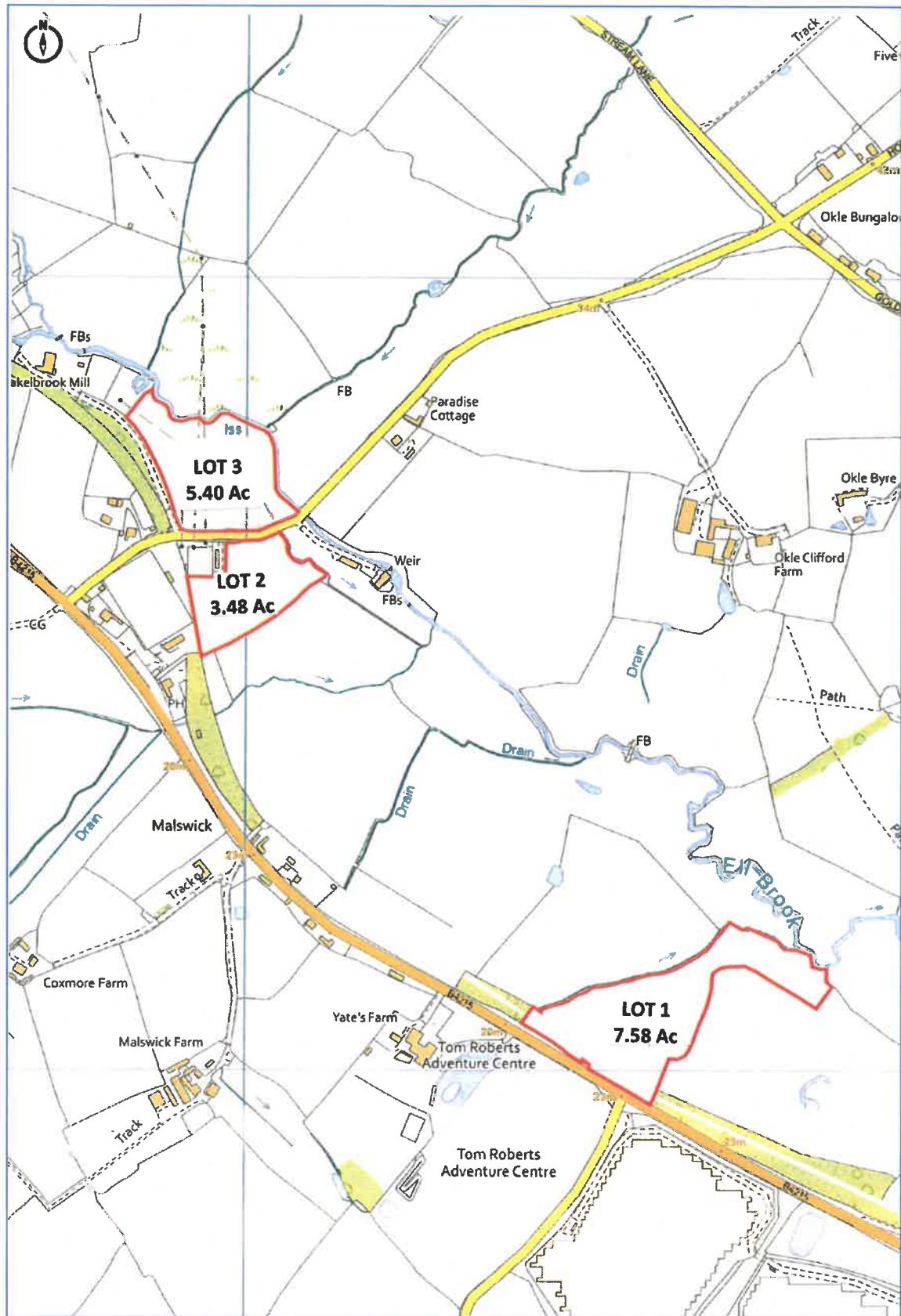
Lot 2 has frontage to Hooks Lane and comprises a level pasture enclosure extending to some 3.48 Acres.

**LOT 3**

**5.40 ACRES**



Lot 3 is also situated off Hooks Lane opposite Lot 2. It is a level grass field extending to 5.40 Acres.



## **FORM OF INFORMAL TENDER**

## **16.46 ACRES AT MALSWICK NEWENT**

Informal Tender Closing Date – Friday 4<sup>th</sup> March 2022, 12 Noon.  
Subject to Contract, I/We offer, the sum of:

Lot 1: 7.58 Acres £ .....

Lot 2: 3.48 Acres £ .....

Lot 2: 3.48 Acres £ .....

Lot 3: 5.40 Acres £ .....  
(figures and words)

This is my/our best and final offer.

My/Our position is:  
(delete as appropriate) 1. Cash Purchaser(s) with finance available.  
2. Finance required (no property to sell).  
3. Subject to sale of current property.

## **SOLICITOR DETAILS**

Name: .....

Address: \_\_\_\_\_

.....

## YOUR DETAILS

Name: .....

Address: .....

.....

Tel No: ..... Email: .....

Signed: \_\_\_\_\_

This form is to be returned no later than 12 Noon on Friday 4<sup>th</sup> March 2022 to:  
RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.  
Please mark the envelope 'Malswick Land'.

NB. The Vendors do not bind themselves to accept this or any other offer whether higher or low.