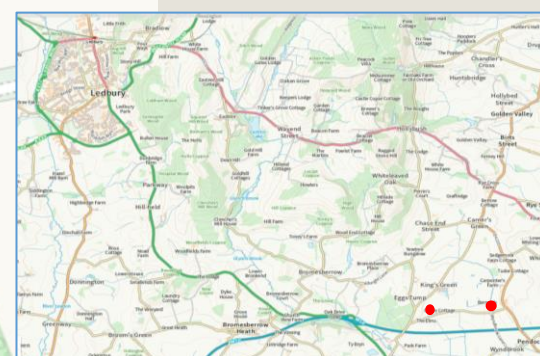


LOT 1

**DRAFT**



LOT 2



**Land at Cooks Lane, Redmarley, Gloucestershire, GL19 3LD**

**Guide Price - Lot 1 – 6.95 acres - £100,000**  
**Lot 2 - 1.21 acres - £25,000**

8.16 acres of pasture land in 2 Lots with good road frontage.

**FOR SALE BY FORMAL TENDER WITH TENDERS CLOSING AT  
12 NOON FRIDAY 3<sup>RD</sup> SEPTEMBER 2021**

**FORMAL TENDER**

**johnamos**  
& Co

*A Bruton Knowles LLP Company*

01568 610007 [johnamos.co.uk](http://johnamos.co.uk)

**BK** Bruton Knowles

## Land at Cooks Lane, Redmarley, Gloucestershire, GL19 3LD

Approximately 8.16 acre of pasture land in 2 Lots with good road frontage

**FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON FRIDAY 3<sup>RD</sup> SEPTEMBER 2021**

### INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale 2 Lots of permanent pasture land on Cooks Lane near Redmarley, Gloucestershire by Formal Tender. The land will be sold in 2 Lots; Lot 1 extends to approximately 6.95 acres and Lot 2 1.21 acres.

### DESCRIPTION

#### Lot 1

Lot 1 is an L-shape field extending to approximately 6.95 acres with mature hedges on the roadside and along the easterly boundary and rail and wired fences on the remaining boundaries. The land is down to permanent pasture and has its own access strip into the field (there is a right of way on it to another field along this fenced off driveway) and a secondary wicket gate onto Cooks Lane for easy access. The land is level with a mature oak tree and would easily split into smaller fields if required.

#### Lot 2

A field of permanent pasture with road frontage onto Cooks Lane with the easterly boundary bounded by Wyndbrook. This is a level pasture field with mature hedges bounding, good road frontage and easy access.

### TENURE

The property is sold Freehold.

### SERVICES

No mains services connected to either property.

### BASIC PAYMENT SCHEME

The land is not registered for Basic Payment Scheme and there are no entitlements included with the sale.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

### METHOD OF SALE

The site will be offered for sale by Formal Tender with Tenders closing at 12 noon on **Friday 3<sup>rd</sup> September 2021** (unless previously sold).

All Tenders should be addressed to John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE marked "Formal Tender – **Land at Cooks Lane, Redmarley, Gloucestershire**". Tender Forms are available with the Contract Pack from the Solicitors and Agents by post or email upon request.

### COMPLETION

Completion is scheduled for Friday 1<sup>st</sup> October 2021.

### MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

### VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

### DIRECTIONS

From Ledbury, take the A417 towards Gloucester and after passing over the M50, ignore the immediate first left turn adjoining the M50 and then take the next left turn signposted to Malvern, pass over the M50 flyover and then look to turn right into Cooks Lane after approximately 200 metres. Lot 1 is located on the left hand side approximately 150 metres from the junction and marked with an Agent's For Sale board and Lot 2 is approximately half a mile further along Cooks Lane on the left hand side just after the turning to Wyndbrook Lane and the gate is situated close to the stream and again marked with Agent's For Sale board.

### AGENTS

**John Amos FRICS FAAV**  
John Amos & Co  
Lion Court  
Broad Street  
Leominster  
HR6 8LE  
**T:** 01568 610007  
**M:** 07813 601424  
**E:** john@johnamos.co.uk

**Eleanor Isaac**  
Bruton Knowles  
Olympus House  
Olympus Park  
Quedgeley  
Gloucester  
GL2 4NF  
**T:** 01452 880076  
**E:** eleanor.isaac@brutonknowles.co.uk

### SOLICITORS

T

**Tel: 01**

**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. JULY 2021