

Land off A4135

Kingscote, Near Tetbury, GL8 8YN



- 48.25 acres of arable
- Good road access
- Available as a whole or in lots to be determined

For Sale

brutonknowles.co.uk

Land off A4135, Kingscote, Near Tetbury, GL8 8YN

Guide Price £600,000 **Freehold**

Introduction

The land is well located off the A4135 which connects Tetbury with Dursley. Wider network links are closely available with Junction 14 of the M5 which connects Bristol and Birmingham, lying approximately 10.5 miles to the west.

The property comprises a single block of arable land, available as a whole or in lots to be determined.

For sale via Informal Tender, inviting offer by noon on Tuesday 5th August 2025.



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Location

The land is well located directly off the A4135 in Kingscote, Near Tetbury, Gloucestershire. The A4135 connects Tetbury and Dursley. There are wider network links available via the M5, which connected Bristol and Birmingham and Junction 14 lies approximately 10.5 miles to the west.

The land is set in a picturesque location, being part of the Cotswold Area of Outstanding Natural Beauty, which offers some stunning views.

Description

The land is a single parcel of predominately arable land, extending to approximately 48.25 acres. We understand the land has been left fallow for the last year.

The land is generally level and falls away to the northern boundary. According to the Agricultural Land Classification Maps, the land is Grade 3 productivity and lies over shallow lime-rich soils over chalk or limestone and is freely draining.

There are public footpaths and a public bridle path which cross the land.

Planning Use

The land is currently classified as agricultural land. We are unaware of any pertinent planning applications on the land. Any prospective purchasers are encouraged to undertake their own searches in this regard.

Services

We understand the property to be connected to mains water, but any potential purchaser should undertake their own searches in this regard.

Tenure

The land is being sold freehold with vacant possession.

Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Tuesday 5th August 2025 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email ellie.isaac@brutonknowles.co.uk

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Overage Clause

There is no overage clause proposed as part of the sale.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles as sole selling agents.

All prospective purchasers are kindly asked to book an appointment through Bruton Knowles. When undertaking viewings prospective purchasers are requested to ensure access is not blocked to the neighbouring properties.

Environmental Schemes

We understand the land is entered into an Environmental Scheme which runs until 31st December 2025. Any new purchaser will need to comply with the agreement. There shall be no appointment of agreement money received prior to the completion.

Details of the Environmental Scheme are available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.



Health and Safety for Viewers - Given the potential hazards of livestock and machinery, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

Subject to Contract June 2025

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. Details Prepared and Photographs taken June 2025.

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100 m
Scale 1:5000 (at A4)



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Contact:

Ellie Isaac MRICS FAAV

Senior Rural Surveyor

T: 01452 880 000

E: ellie.isaac@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

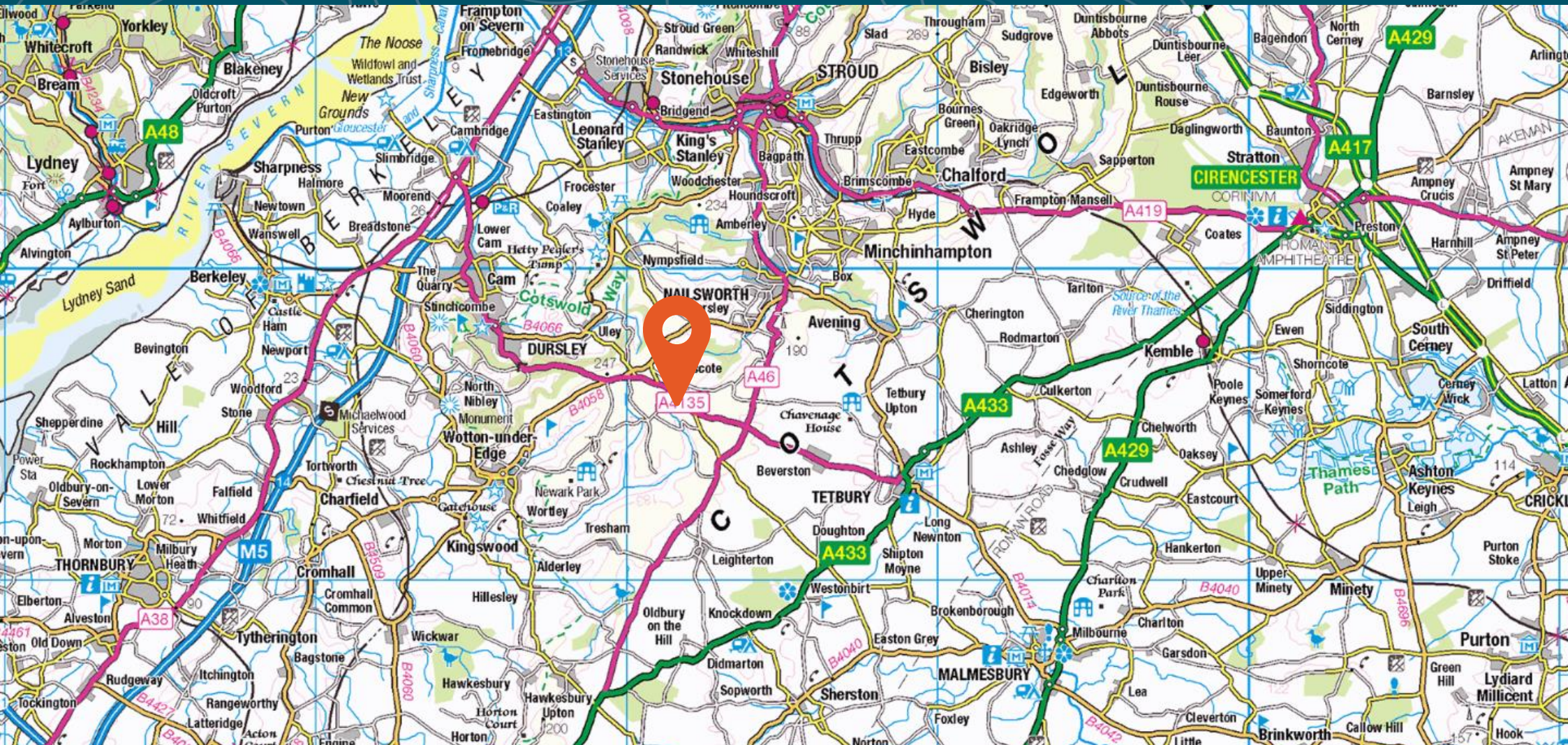
T: 01452 880000

**Offer to be received by Noon on
Tuesday 5th August 2025**



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what3words registers.panoramic.stutter



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale

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FORM OF INFORMAL TENDER – Land off A4135, Kingscote, Near Tetbury, GL8 8YN

Informal Tenders Closing Date: Noon on Tuesday 5th August 2025

Subject to Contract

I/We offer the sum of: _____

(figures and words)

The Whole

I attach a plan illustrating the determined lot

(please delete as appropriate)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1.	Cash Purchase
2.	Finance required (no property to sell)
3.	Subject to sale of current property
4.	Other

My/Our Solicitor: Name: _____

Address: _____

Email: _____

Tel No: _____

The Buyer(s) Details Name: _____

Address: _____

Email: _____

Tel No: _____ Signed: _____

This form is to be returned no later than 12 Noon on Tuesday 5th August 2025 via email to:

eleanor.isaac@brutonknowles.co.uk.

We will reply with a confirmation of receipt email.

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