

**LAND AT COMPTON GREEN  
REDMARLEY  
GLOUCESTERSHIRE  
GL19 3JB**

*Pughs*

**ESTATE AGENTS & VALUERS**

Hazle Meadow Auction Centre,  
Ross Road, Ledbury, HR8 2AQ  
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- For Sale by Private Treaty
- 4 acres of pasture
- Road frontage
- Water connected
- Edge of Village location
- With field shelter

**PRICE ON APPLICATION**



## **LAND AT COMPTON GREEN, REDMARLEY, GLOUCESTERSHIRE, GL19 3JB**

A rare opportunity to purchase approximately 4 acres of grazing land located in a rural position. The land has the benefit of field shelter and a water connection. The land will be offered initially to the buyer of Rose Cottage, Pool Hill, if they do not wish to purchase the land then it will be offered for sale either by Private Treaty or Auction at a later date

1. Covenant on the oak tree and the coppice wildlife area.
2. The wooden gate which gives access to the field crosses a neighbouring field where there is a triangular section of the land has a right of access but there is a possibility for gated private access from the lane.
3. The water is supplied from a borehole supplied by a neighbouring property. An agreement is in place where a charge of £80 per annum applies.
4. The Vendor's are also selling a three bedroom detached cottage which is available by separate negotiation, the property is half a mile away from the property. Please ask agent for further details.

### **TENURE**

The land is freehold and offered with vacant possession upon completion

### **SERVICES**

It is understood that mains water is connected to the land

### **VIEWING**

At any reasonable time, please respect the countryside code at all times, access is taken at your own risk, please take all necessary precautions to prevent personal harm

### **RIGHTS OF WAY**

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.

### **AUTHORITIES**

Forest of Dean District Council 01594 810000

### **DIRECTIONS**

From Newent High Street continue along to the top over the staggered exit signposted Dymock taking the next right hand turning onto Tewkesbury Road past the fire station. Proceed along here for a short distance taking the next left signposted The Scarr, Redmarley. Continue along the lane for a short distance passing Compton Green Business Park and you'll be able to see the land on the right hand side.

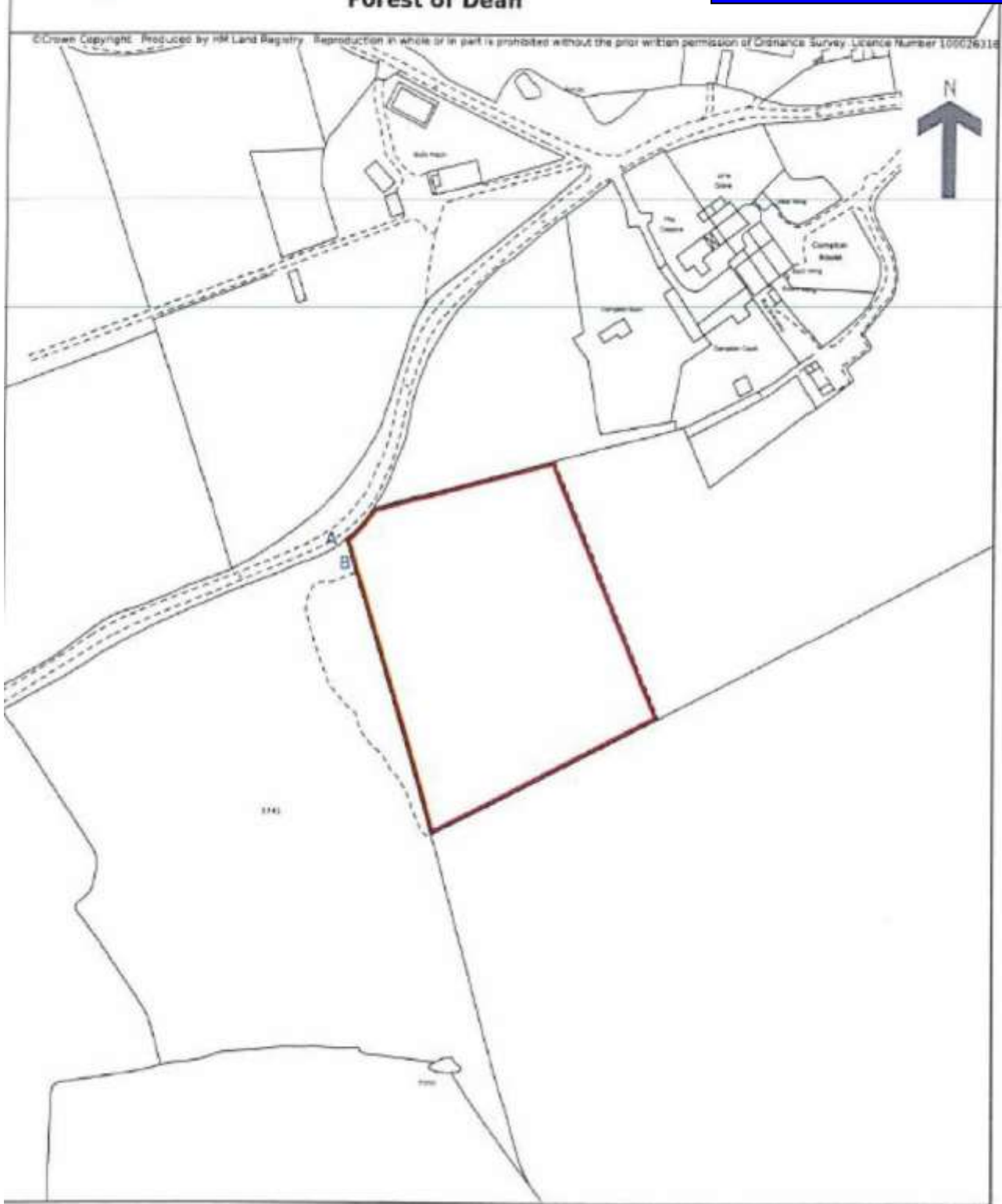
### **GUIDE PRICE**

Price on application

HM Land Registry  
Official copy of  
title plan

Title number **GR253426**  
Ordnance Survey map reference S  
Scale **1:2500**  
Administrative area **Gloucestersh  
Forest of Dean**

**Pughs**



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken June 2020