

GLOUCESTERSHIRE

Gloucester 8 miles

**AN EXCELLENT PASTURE FIELD WITH
FRONTAGE TO A48**



situated at

**CHAXHILL
GLOUCESTER**

5.36 ACRES

FOR SALE BY INFORMAL TENDER

**Tenders to be submitted by FRIDAY 8TH MAY 2026
at 12 Noon**

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

SITUATION

The property has direct roadside frontage to the A48 Gloucester to Chepstow road. It is situated at Hartland Hill near the village of Chaxhill in West Gloucestershire.

The Cathedral City of Gloucester is about 8 miles distant.

GRID REFERENCE

SO 749 148.

DIRECTIONS

See attached location plan.

TENURE

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

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG. Tel: 01594 810000.

SERVICES

There is a mains water supply to the land.

DEVELOPMENT UPLIFT CLAUSE

The property is sold subject to a Development Uplift Clause. The vendor will be entitled to 30% of the increase in value should any form of residential or commercial planning consent be granted within 20 years of the date of exchange of contract.

Full details are available from the selling agents.

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.

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.

VENDORS SOLICITORS

HCR Legal LLP, Thorpe House, 29 Broad Street, Hereford, HR4 9AR
(Attn Fern James). Tel: 01432 349667. fjames@hcrllaw.com

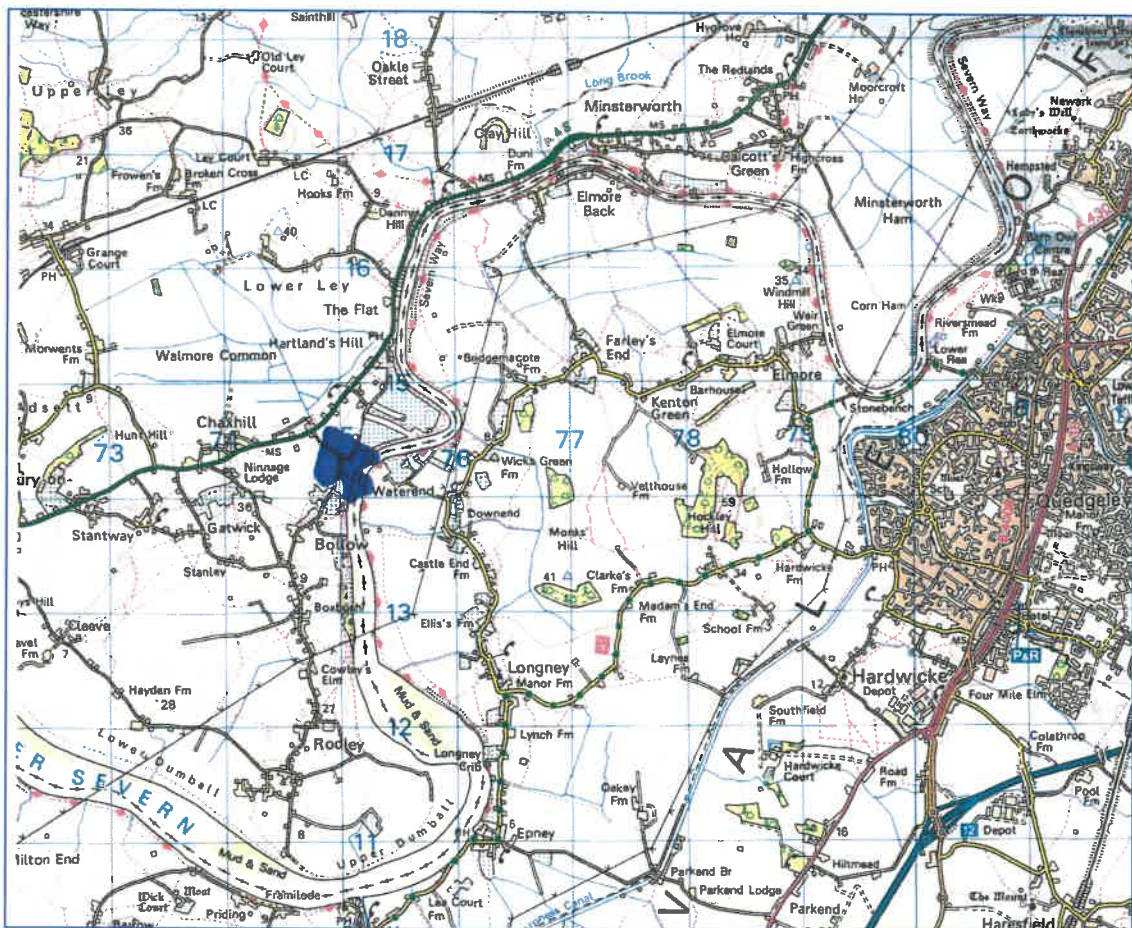
MODE OF SALE

The land is offered for sale by informal tender.

Tenders are to arrive at the Agents Office (email tenders accepted) by Friday 8th May 2026 at 12 Noon.

SOLE AGENTS

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



PARTICULARS OF SALE

5.36 ACRES

LEVEL PASTURE FIELD

at

**CHAXHILL
WESTBURY ON SEVERN
GLOUCESTERSHIRE**

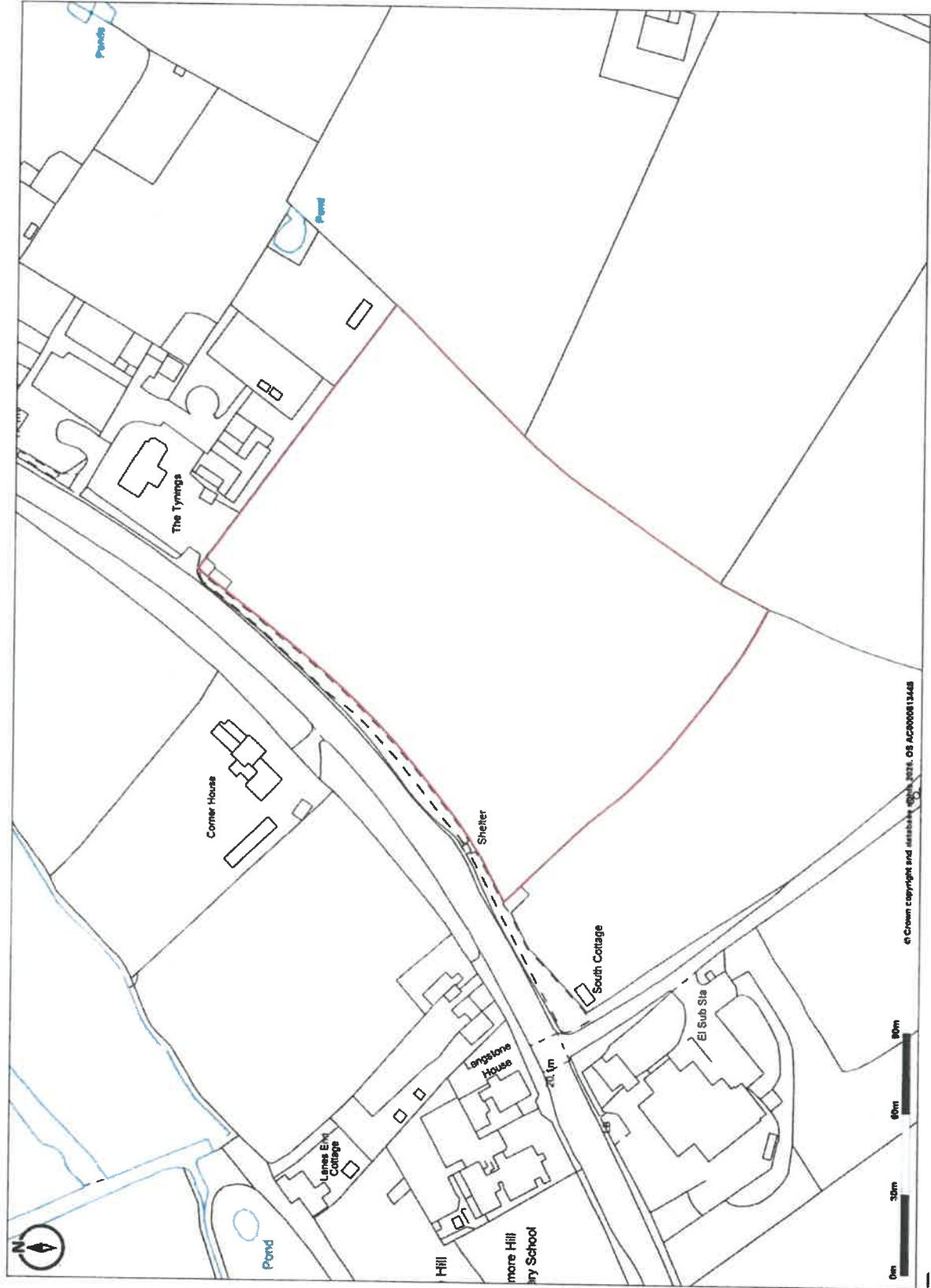


The property comprises an excellent level pasture field. The land has extensive roadside frontage to the A48 road which provides easy access.

The property also includes a timber and corrugated iron Field Shelter. The soil is a productive medium loam which is ideal for a variety of farming enterprises.

The area extends to some 5.36 Acres.





INFORMAL TENDER

5.36 ACRES AT CHAXHILL, WESTBURY ON SEVERN, GLOS

Informal Tender Closing Date – Friday 8th May 2026, 12 Noon

I/We offer, the sum of:

£
(figures and words)

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 8th May 2026 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Chaxhill Land'.

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