

11.93 ACRES

**LAND AT CROWGATE LANE
CHAXHILL, GLOUCESTERSHIRE**

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

LAND AT CROWGATE LANE

CHAXHILL – GLOUCESTER – GLOUCESTERSHIRE

Gloucester 8.5 miles – Ross on Wye 13miles

(Distances are approximate)

Useful Amenity Land in the heart of West Gloucestershire

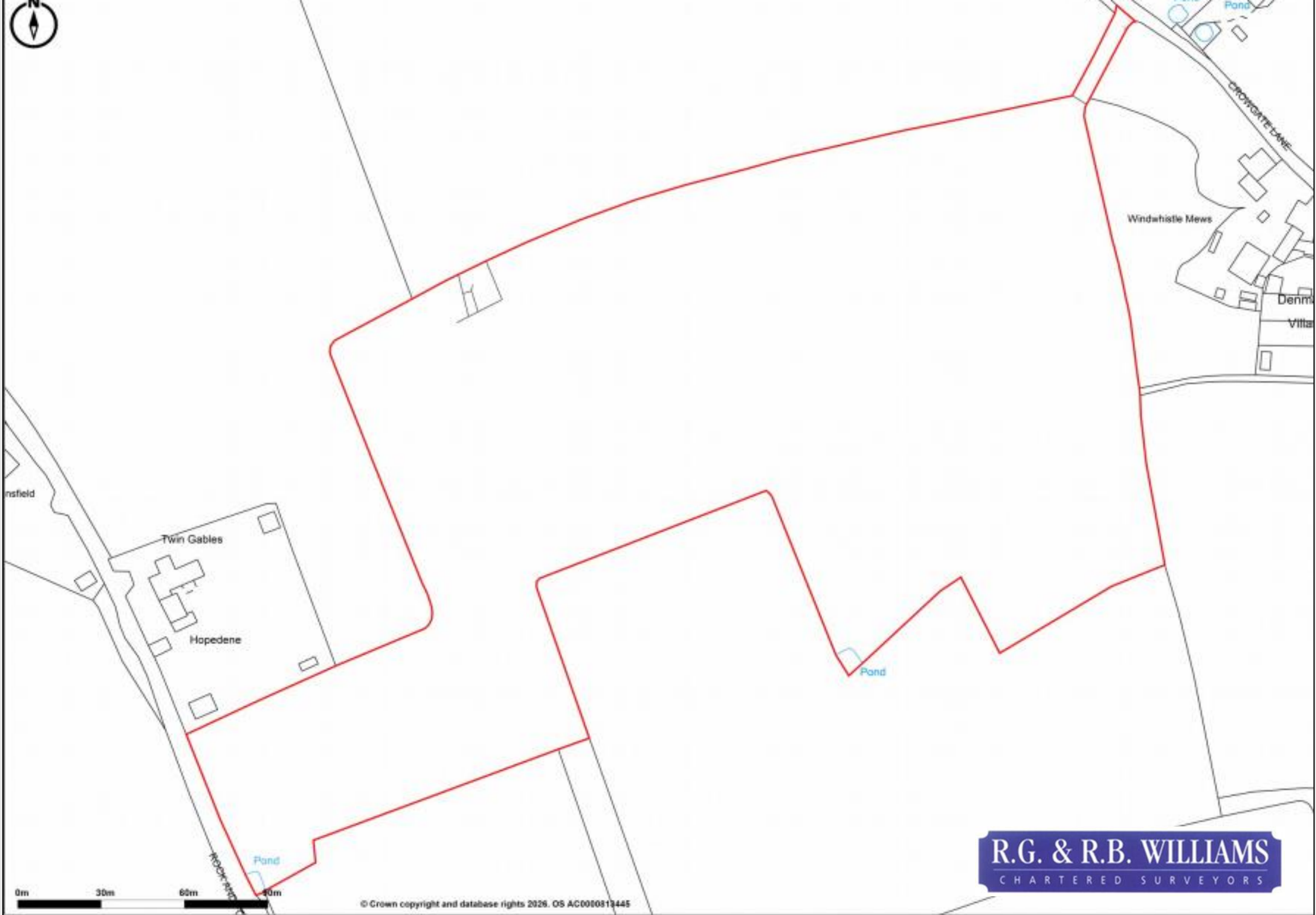
Well-located pasture land contained in one block

In all 11.93 Acres (4.8 Hectares)

For sale by informal tender

Tenders to be submitted by Friday 26th June 2026





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Situation

The property is very well situated on the outskirts of the hamlet of Chaxhill in West Gloucestershire. It is most conveniently located close to the A40 road enabling easy access to both Gloucester (8.5 miles) and Ross-on-Wye (13 miles).

The Land

The land is well located with access onto both Rock Land and Crowgate Lane. It is contained within a ring fence and comprises a level pasture field with traditional orcharding.

The area extends to some **11.93 Acres** (4.80 Hectares).

GENERAL REMARKS AND STIPULATIONS

DIRECTIONS

From Westbury on Severn: head eastbound on the A48. After 1.6 miles, upon reaching Chaxhill, turn right down Crowgate Lane. Follow the road for 1/3 of a mile and the property is on the right.

POST CODE

GL14 1QT.

WHAT 3 WORDS

mildest.forwarded.talker

TENURE

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

SERVICES

There is a mains water supply to the land.

LOCAL AUTHORITY

Forest of Dean District Council, Tel: 01594 810000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

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.

VENDORS AGENTS

RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Tel: 01989 567233.

VIEWING

Viewing may be undertaken at any reasonable time.

MODE OF SALE

The property is offered for sale by informal tender. Tenders to be submitted on the attached tender form by 12 Noon on Friday 26th June 2026, to RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ.



INFORMAL TENDER

11.93 ACRES LAND AT CROWGATE LANE, CHAXHILL

Informal Tender Closing Date – Friday 26th June 2026.

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 26th June 2026 to: RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Herefordshire, HR9 7QQ. Please mark the envelope 'Land at Crowgate Lane'. NB. The Vendors do not bind themselves to accept this or any other offer whether higher or lower.