

## Land at Wiltshire Bridge Tetbury, Gloucestershire, GL8 8DL



Superbly positioned parcel of land offered on an unconditional basis • Predominantly level land with a steep incline to it's northern boundary, bordered on all sides by beautiful mature trees • Viewings strictly by appointment only - dates within sales brochure • Freehold Title • For sale by Private Treaty

Guide Price **£30,000**

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This superbly positioned parcel of land is now available for purchase, offered on an unconditional basis. Access is provided via a bridge and a traditional five-bar gate.

The land is predominantly level with a steep incline to it's northern boundary. Bordered on all sides by beautiful mature trees, with a stream running nearby just beyond the boundary.

Only vehicular and pedestrian access are allowed OVER the neighbours drive.

Although planning permission has not been sought, several factors would present significant challenges and highly unlikely to get consent.

### Viewings & Directions

Viewing strictly by appointment only on the following dates:

1. Saturday 16th August, 12pm to 1pm
2. Tuesday 19th August, 1pm to 2pm
3. Thursday 21st August, 10am to 11am

NO PARKING AT OR IN FRONT OF THE LAND

Please park at The Good Shed - Old Station yard, Cirencester Rd, Tetbury GL8 8EY  
What3words ///initiates.decisions.chosen

Walk past the Good Shed building and café on your left along Rope Walk for approx. 0.3 miles, once you get to the bridge cross over the road following the public footpath sign. Take the next right down the hill past the new build on the left, the land is straight ahead over a small bridge behind the gate. What3Words ///dandelions.polishing.soil

### Location

The site is located within walking distance of Tetbury's vibrant town centre and its array of independent shops, cafes, schools and historic landmarks, all amongst beautiful surrounding countryside.

Excellent road access to Cirencester, Bath, and Bristol.

What Three Words - dandelions.polishing.soil

### Services & Tenure

The site is held with freehold title and is not as far as we are aware subject to any leases.

We understand that there are no services on the land but they are within the vicinity. We would suggest that any prospective purchaser should make their own enquiries with the relevant utility companies.

### Local Authority

Cotswold District Council  
www.cotswold.gov.uk / 01285 623000

### Method of Sale

The site is offered for sale by private treaty with a guide price of £30,000.

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 646770  
E: landandnewhomes@perrybishop.co.uk



**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

