



# STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB  
Telephone 01453 766321 • Facsimile 01453 750932  
www.stroud.gov.uk

FOR SALE BY PRIVATE TREATY

## Plot off Devereaux Crescent Ebley Stroud Gloucestershire GL5 4PR

Freehold – Residential location



### Location

This is a residential location on the edge of open countryside in Ebley, part of the Stroud area. Stroud and Stonehouse town centres are both about 1.8 miles. The M5 junction 13 is 3.8 miles.

### Description

The property is a garden area of non-developed land, approximately 380m<sup>2</sup>.

### Tenure

Freehold

### Energy Performance Certificate

No EPC is required

Chief Executive: David Hagg



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## Title information

The seller will retain a right of access across the path to the land.

The boundaries are not all marked on site. Buyers should check the information on our website for details about the extent of the interest being sold.

## Overage

This means the sum that the seller is entitled to receive, after completion, if the following occurs. On each and every time any part of the property is used for, or enables, residential development the seller will receive £30,000 per dwelling created. The overage will be index linked and will apply for 60 years.

## Guide price

Offers are invited over £1,000. VAT will not be charged on the sale.

## Method of sale

The land is being sold by private informal tender. Bids should be made in writing using the form on our website, and submitted by email or post. The closing date for offers is 2pm Thursday 24<sup>th</sup> May 2018. The Council is not obliged to accept the highest, or any, offer.

## Viewing

The site can be inspected via the access path – contact us to arrange an inspection.

## Administration Fee

The buyer will contribute £975 to the sellers' costs.

## Planning Authority

Stroud District Council, Ebley Mill, Stroud GL5 4UB

<https://www.stroud.gov.uk/environment/planning-and-building-control>

## Contact

Claire Snow or Nick Stewart, Property Services, Ebley Mill, Stroud GL5 4UB  
01453-754439 or [estates.admin@stroud.gov.uk](mailto:estates.admin@stroud.gov.uk)

## Important notes

1. Find further information at <https://www.stroud.gov.uk/business/land-and-property-for-sale>
2. Areas have been provided for guidance only.
3. Plans and photographs are to help identify and locate the property. They do not show exact legal boundaries.
4. We recommend you do not make any offer without instructing a solicitor to act on your behalf and taking advice from a chartered surveyor.