

GUIDE PRICE

**£5,000**

BIDDING DEPOSIT

**£1,000**

DIGITAL AUCTION DATE

**7th April 2021**

BY ORDER OF

SEVERN

TRENT



## North Nibley DSR, Wotton Road (B4060), North Nibley, near Dursley, GL11 6DT

Freehold redundant earth covered above ground reservoir in an elevated position on a site of 0.23 acres (0.093 hectares) with vacant possession

**Bid1.**

## Property Summary

- Freehold
- Former covered reservoir
- Elevated location with extensive views
- Vacant possession

## Location

The attractive Cotswold village of North Nibley lies on the route of the Cotswold Way beneath the Tyndale Monument, between the pretty market towns of Wotton-Under-Edge and Dursley. The M5 motorway runs a short distance to the west. Nearby Stinchcombe Hill has become popular with walkers and horse riders, and is crossed by the Cotswold Way. The Tyndale Monument stands on Nibley Knoll just above the village, and enjoys panoramic views of both the Severn Bridges and beyond to the Black Mountains in Wales. The property occupies an elevated position and is accessed via the foot/horse/cycle way that leads off New Road/Wotton Road, close to the popular Black Horse Inn, up to the Tyndale Monument and Cotswold Way.

## Description

The property comprises a former covered reservoir occupying an elevated location and enjoying extensive views out across the village to the hills beyond. The site is grassed and well fenced and extends to some 0.23 acres (0.093 hectares).

We understand that utility services including electricity, gas and telecoms are located in the public highway. Water is located within the site boundary. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any service.

## Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.

## VAT

We understand VAT is not payable

## Tenure

Freehold with vacant possession



## Planning

Dalcour Maclaren have provided a Planning Technical Note on the redevelopment potential of Distribution Storage Reservoirs. This can be downloaded from the legal pack. Part of their Summary states:

"There are a number of options available for the re-use or re-development of DSR sites. Whilst this will require detailed assessment on an individual site basis, most sites could benefit from the designation of "previously developed land" and so can offer the principle of redevelopment for appropriate alternative uses."

The above is for information purposes and should be read in conjunction with the full report contained within the legal pack. Further enquiries should be directed to:  
Gloucestershire County Council  
[www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk)



These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at [www.bidx1.com](http://www.bidx1.com)



## Contact BidX1

Simon Riggall FRICS

[simon.riggall@bidx1.com](mailto:simon.riggall@bidx1.com)

+44 (0) 7732 681151