



LAND AT SHEEPSCOMBE · SHEEPSCOMBE · STROUD

MURRAYS
SALES & LETTINGS

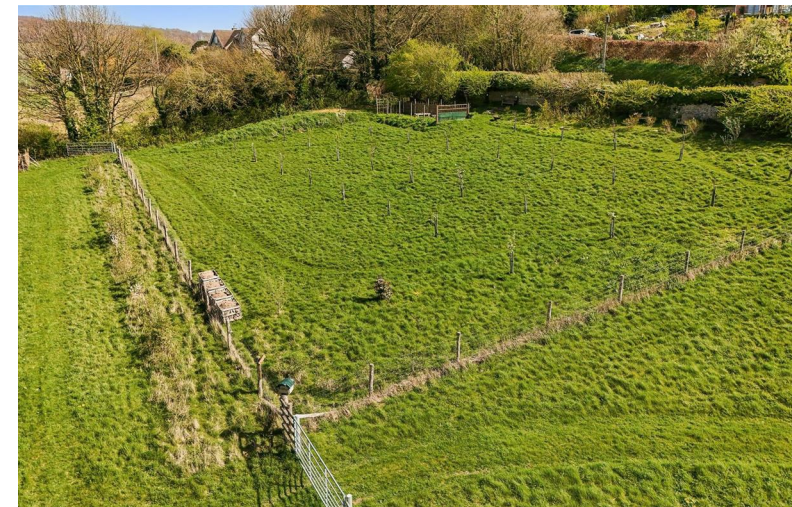
LAND AT SHEEPSCOMBE
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STROUD
GL6 7QX

An exciting opportunity to acquire 1.77 acres of prime land/small holding set in a stunning elevated location between the sought after Cotswold villages of Painswick and Sheepscombe, with paddock, 2 newly built stable blocks, orchard and vegetable plots.

GUIDE PRICE £175,000

FEATURES

- Land between Painswick & Sheepscombe
- 1.77 Acres
- Stables
- Loose Boxes
- Tack Rooms
- Hay Store
- New Electrical Wiring
- New Mains Water connection
- Ideal for a Business
- Small Holding



DESCRIPTION

An exciting opportunity to own your own small holding or business opportunity of 1.77 acres set in a stunning elevated location on the outskirts of the popular Cotswold village of Painswick and Sheepscombe. The current vendor has recently replaced a stable block with two loose boxes and tack room/store and built a further stable block comprising loose box and hay store. Both have power and light and new electrical wiring has been installed throughout along with a new mains water supply.

The main vehicular access with gravel parking area is accessed from Beech Lane on the western boundary and there is also a pedestrian access on the lane above along Longridge. The land is currently split into sections including paddock, well stocked orchard, an enclosed area for growing vegetables and a hard standing suitable for caravans etc.

DEVELOPMENT UPLIFT

The land is subject to a Development Uplift Clause from the previous owners of 25% for 20 years for residential development from the date of completion.





DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Branch left towards the village shop, passing The Royal Oak pub on your right. At the fork in the road, turn right into Vicarage Street and continue almost to the end turning right onto Beech Lane signposted to Sheepscombe. Continue down the hill and up the other side where the driveway into the land can be located towards the top before the junction on your right hand side.

LOCATION

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages.

Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



Stables At Sheepscombe

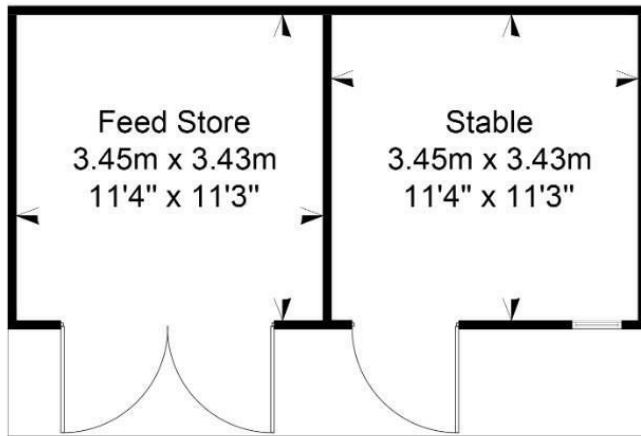
Approximate IPMS2 Floor Area

Stables 27 sq metres / 291 sq feet

Field Shelter 24 sq metres / 258 sq feet

Total 51 sq metres / 549 sq feet

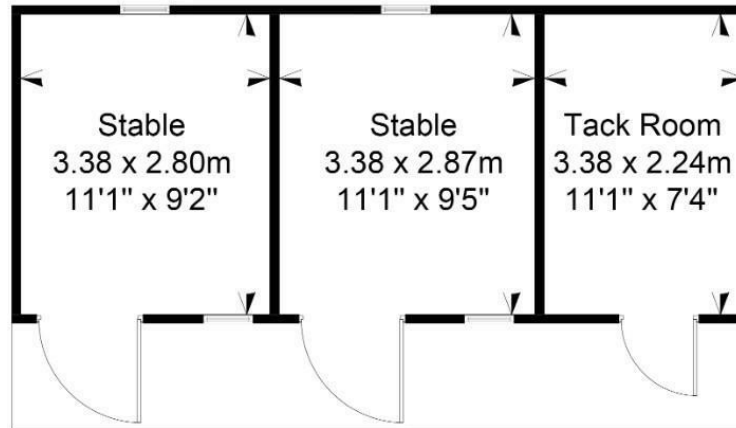
Field Shelter



Outbuildings

Not Shown In Actual Location Or Orientation

Stables



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07890 327 241

Job No SP4032

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

MURRAYS
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The Old Baptist Chapel, New Street,

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

Mains electricity and water are connected to the property.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Painswick office on 01452
814655