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# Tayler & Fletcher



**Plot 2, Land at Draycott  
Blockley, Nr Moreton-In-Marsh, GL56 9JS**

**Auction Guide Price £40,000**



## Plot 2, Land at Draycott

Blockley, Nr Moreton-In-Marsh, GL56 9JS

*A compact parcel of amenity land extending to 2 acres and benefitting from a former timber and corrugated field shelter/hay store.*

### **Viewing**

Viewing is strictly by appointment only. If you wish to view the land you must register your interest with the agents beforehand.

### **Important Notice**

If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk.

The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Potential purchasers are advised to wear sturdy footwear and take utmost care and caution at all times.

Please make sure that gates are kept closed at all times.

### **Directions**

Plot 2 is located on the edge of Draycott.

From Stow-on-the-Wold, head North-West on the A424. Take the right hand turn signed for Oxford and Moreton-in-Marsh. Turn right at the end of the road, then take your next left towards Blockley. Continue along the B4479, through Blockley and take the right hand turn sign posted for Draycott Village. Before arriving at the Business Park, the land will be seen on the left hand side.

### **What3words**

///drain.revolting.guessing

### **Location**

The land is situated just outside the village of Draycott, near the business park. There is a chapel and a village hall in Draycott.

The village of Blockley is situated 1 mile from Draycott which has a variety of amenities including the St Peter and St Pauls Church of England, a village shop and café, The Crown Inn and Hotel, The Great Western Arms public house, Church of England Primary School, Bowls Club, Private gym and Sports and Social club.

Chipping Campden is located 3.5 miles from Draycott and has a good range of day to day amenities including

Co-operative Food store, chemist, Post Office, dentist, opticians, library, doctors surgery, High School, two primary schools, butchers, a number of hostellries, tea rooms and other shops.

Moreton-in-Marsh is located 3 miles from Draycott. It has a fuller range of facilities including the North Cotswolds Hospital and Four Shires medical centre together with a main line train station with a regular service to London Paddington, via Oxford and Reading.

Stratford-upon-Avon is 16.5 miles and Cheltenham 25.5 miles away. They are the principal towns, providing comprehensive commercial and cultural facilities.

### **Description**

Plot 2 is a compact parcel of pasture extending to 2 acres. It is bounded to all sides by mature hedging and there is a former field shelter/hay store situated at the far end.

### **Modern Moveable Field Shelter**

The modern moveable field shelter is specifically excluded from the sale and will be removed from the land between the auction and completion date.

### **Services**

We are not aware of any services which may be connected to the land.

### **Local Authority**

Cotswold District Council,  
Trinity Road, Cirencester,  
Gloucestershire GL7 2PX  
Tel: 01285 623000

### **Planning**

The land is situated within the Cotswold Hills Area of Outstanding Natural Beauty.

### **Overage Clause**

The land is sold with a positive overage covenant with restriction. The overage provides for payment of the overage sum on the trigger of planning permission for the development of the whole or part of the land during the overage period. The wording will be contained within the legal pack.

## Rights of Way

We are unaware of any public or private rights of way over the land, however, prospective purchasers should make their own enquiries in order to satisfy themselves as to this point and prior to the auction.

## Wayleaves and Easements

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoings or charges connected with or chargeable whether mentioned or not.

## Mineral and Sporting Rights

We are advised that the mineral and sporting rights such as they might be are included in the sale.

## Special Conditions of Sale

These will be available for inspection at the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

## Tenure and Possession

Plot 2 is offered For Sale freehold with vacant possession upon completion.

## Auction Pack

This will be available from the Vendor's solicitor 14 days before the auction.

## Vendor's Solicitor

Messrs Kendall & Davies, Cheltenham House, The Square, Stow-on-the-Wold, Gloucestershire, GL54 1AB.

Tel: 01451 830295.

Robert Wellington acting.

Email: [robert.wellington@kendallanddavies.co.uk](mailto:robert.wellington@kendallanddavies.co.uk)

## Prospective Purchasers

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

## Administration Fee

The successful purchaser of plot 2 will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

## Reserve

Each lot will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

## Deposit and Completion

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by bank transfer the following morning and by prior agreement with the Vendor's solicitors. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

## Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

## Date of Sale

Wednesday January 22nd 2025 at 6pm precisely.

## Place of Sale

The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR.

Please see map opposite and do not rely on Sat Nav.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.