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Tayler & Fletcher



Land at Barcheston, Shipston-On-Stour, CV36 5AY

Auction Guide Price



Land at Barcheston

Shipston-On-Stour, CV36 5AY

An 11.54 acre plot of land situated on the edge of Shipston-on-Stour comprising 5.67 acres of woodland and 5.87 acres of pasture. The plot is gently sloping towards the western edge which is bordered by c. 260 metres of the River Stour.

Viewing

Viewing is strictly by appointment only. If you wish to view the land you must register your interest with the agents beforehand. The access gate is denoted by the 'What3Words' location. it is padlocked. Please do not climb the gate.

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. The current occupier uses the land for grazing stock.

Directions

Follow the A3400 from the centre of Shipston-on-Stour (B4305) towards Banbury and Brailes. Cross the River Stour and climb the hill. Once at the top of the hill, turn right at the sign to Barcheston and the entrance to the land will be seen on your right-hand side.

What3Words

///privately.something.gossiping

Location

The land is situated east of Shipston-on-Stour (0.5 miles) and close to Barcheston (0.7 miles). Shipston-on-Stour is an attractive market town with a wide variety of shops and boutiques. In addition it has a good range of hostelrys, primary and secondary school and leisure facilities with The Coach and Horses and The George Townhouse public houses. Moreton-in-Marsh is approximately 7 miles and also has a good range of shops and facilities including an open air market every Tuesday and a main line train station with a regular service to London Paddington via Oxford. The famous 'Shakespeare' town of Stratford-upon-Avon is 11 miles north of Shipston on Stour.

Fencing Requirements

There is currently a metal gate located at the north west corner of the land and which belongs to the tenant. This will be removed on completion and it will be the responsibility of the new owner to erect a fence in place of the gate.

Description

This 11.54 acre plot of land is accessed by a 5-bar metal gate. It comprises 5.67 acres of woodland and 5.87 acres of pasture. The woodland area contains a variety of deciduous trees, including native species such as Cherry, Oak, Ash, Field Maple and Silver Birch, while the pasture land slopes gently to the river. The plot benefits from c. 260 metres of river frontage on the River Stour along the western edge of the plot. The land is bordered by mature hedging.

Services

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

Local Authority

Stratford-on-Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX
Tel: 01789 267575

Planning

The land is situated within the Cotswolds National Landscape (formerly 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. The "Trigger" being the sooner of implementation of a planning consent or the sale of the land (or part thereof) with the benefit of a planning consent. The wording will be contained within the legal pack.

Rights of Way

There is a public footpath passing through the western edge of the plot.

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 outgoing or charges connected with or chargeable whether mentioned or not.

Minerals and Sporting Rights

The mineral and sporting rights such as they might be are to be 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

The land is offered for sale freehold.

Possession

The land is currently subject to a Farm Business Tenancy. Notice has been served and the tenancy will conclude on the 8th June 2027 when the current occupier is obliged to vacate the land and grant vacant possession to the successful buyer. Prospective purchasers are advised to take their own legal advice on this point.

Vendors Solicitor

Tanners Solicitors LLP, Lancaster House, Thomas Street, Cirencester, Gloucestershire, GL7 2AX,
Nigel Edge acting,
Tel: 01285 664135,
nte@tanners.co.uk

Auction Pack

This will be available from the vendor's solicitors 14 days before the auction.

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

Reserve

The land 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.

Telephone/ Proxy Bidding

Prospective purchasers are advised that it may be possible to leave a Proxy bid with the auctioneers or bid by telephone, subject to prior agreement. For our terms relating to proxy/ telephone bidding please ask for a copy of our policy. Please note there may be an additional cost associated for this service.

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 via their solicitor/ conveyancer a ten per cent deposit by bank transfer the following morning and by prior agreement with the Vendor's solicitors. Prospective purchasers are advised to instruct their solicitor/ conveyancer prior to the auction to ensure all necessary anti-money laundering checks are completed by their solicitor/ conveyancer before the auction to allow the ten per cent deposit to be paid when required. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

Anti Money Laundering

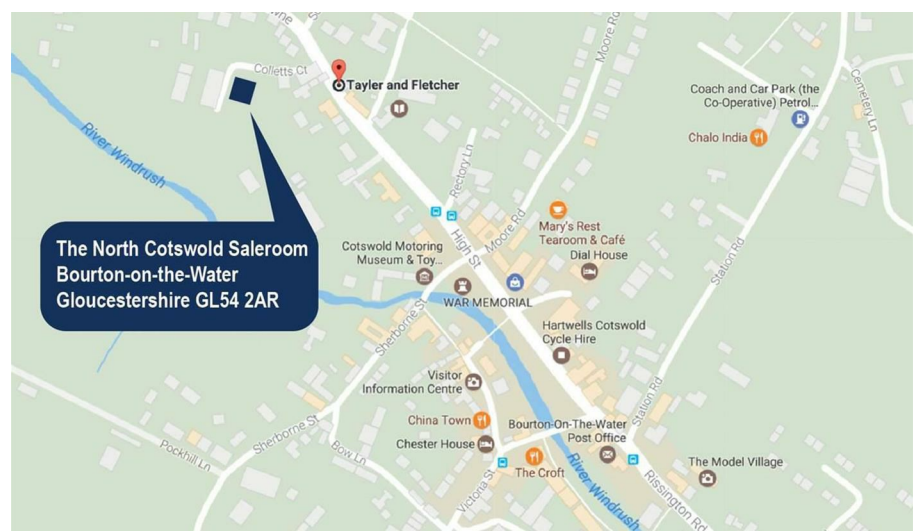
Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence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

Date of Sale

Wednesday 11th March 2026 at 6pm precisely.

Place of Sale

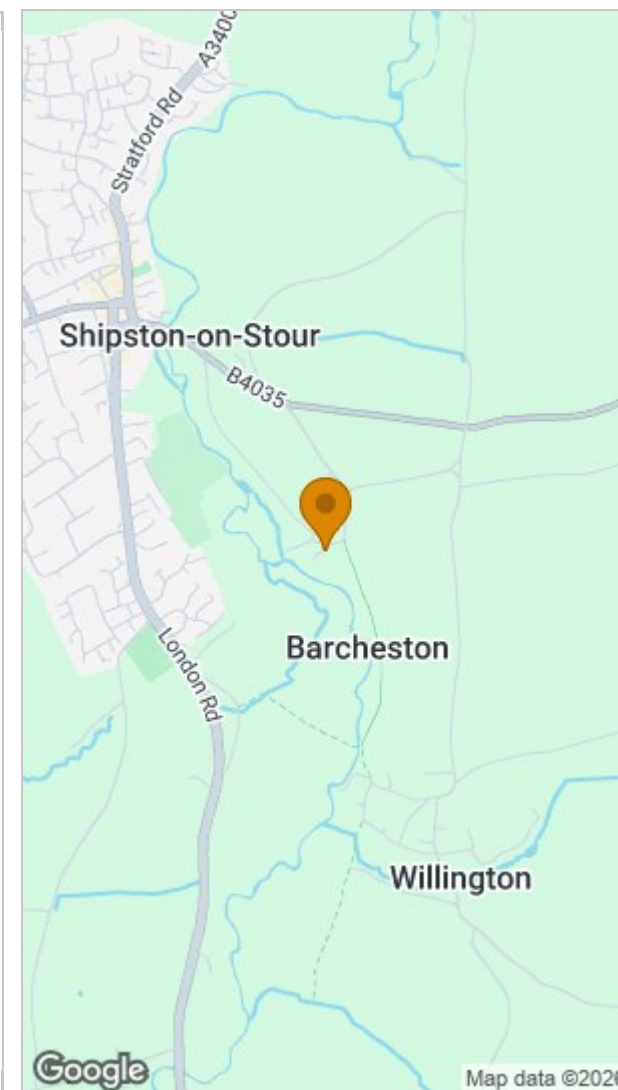
The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR. Please see map opposite and do not rely on Sat Nav.



Site Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.