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Taylor & Fletcher



61.14 Acres Land For Sale as a whole or two Lots
Foxhill Farm, Northleach Road, Bourton-on-the-Water, GL54 3BL

Guide Price £650,000 as a whole
£300,000 Lot 1 only or £350,000 Lot 2 only



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DIRECTIONS

From Bourton-on-the-Water travelling south west on the Fosseway A429 the drive is 1.5 miles on the left. If travelling north from the A40 Northleach roundabout the drive can be found 3 miles on the right. Nearest postcode GL54 3BL. What 3 words rotations.flexed.alcove

DESCRIPTION

Land amounting to 61.14 acres of arable land off the Fosseway, near Foxhill Farm, Bourton-on-the-Water, Gloucestershire, GL54 3BL This is a large block of level arable land, free draining farmland. Consisting of two fields with good access, for sale as two separate lots (by field) or as a whole.

Lot 1 - Guided at £300,000, extending to 27.45 acres is wholly arable farmland.

Lot 2 - Guided at £350,000, extending to 33.69 acres of primarily arable farmland (30.53 acres) with approximately 3.16 acres of mixed woodland adjoining the Fosseway.

MANAGEMENT

The land has been farmed under an arable cultivation with good management. The land appears in good heart. The land was cropped with peas last year and is now drilled with a winter cereal.

SOILS AND FERTILITY

The land is shallow lime-rich soils over limestone. The land is classified as Grade 3 on the MAFF Classification system. The land has been well farmed.

FENCING AND BOUNDARIES

There is a remnant stone and hedge along the adjoining byway on the south side of Lot 2 and a mature hedge on the east and north boundary of Lot 1. The Fosseway along with a a mature hedge is the boundary on the north west side. The Foxhill Farm driveway is the boundary between the two lots.

LAND REGISTRATIONS

The land is registered with the Rural Payments Agency. There are no associated grants that will be transferred with the land.

ENVIRONMENT SCHEME

No environmental schemes are currently believed to be held across the land, although in Lot 2 the woodland has partially been restocked and natural regeneration allowed to occur.

ALTITUDE

The land sits at between 185m to 193m above sea level.

DESIGNATION

The land is within "Cotswolds" Area of Outstanding Natural Beauty now called the Cotswold National Landscape area. The land is situated in a Nitrate Vulnerable Zone.

ACCESS

Access is by right of way over the drive, and includes full access for all agricultural purposes at any time subject to a proportionate cost of maintenance of the upkeep of the drive.

RIGHTS OF WAY

There is a footpath which goes down the driveway (not owned) and turns up and partway along the eastern boundary of Lot 1. There is a Right of Way along the eastern boundary of Lot 2 which adjoins a restricted byway on the neighbouring land to the south of Lot 2.

PLANNING

There have been no known planning applications on the land.

ELECTRICITY

There are no physical overhead powerlines over the land, but they run close by. There is thus no electricity to the land. The buyer should make their own enquiries.

WATER

The availability of water is unknown to the land, however we understand that mains water is available in the Highway. The buyer should make their own enquiries.

FLOODING RISK

The land is NOT within Flood Zones 2 or 3. The land is level, with some gentle undulation and is free draining.

WAYLEAVES AND EASEMENTS

The Land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies, 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.

MINERAL RIGHTS

We understand that these are owned and included in the sale.

SPORTING RIGHTS

We understand that these are owned and included in the sale.

TENURE AND POSSESSION

The land is held under a Farm Business Tenancy with a neighbouring farmer and Vacant Possession can be achieved within three months of agreeing a sale, but cannot be terminated until the date of completion. All buyers should note that the completion date of a sale is dependent on the date on which probate will be granted.

METHOD OF SALE

The Property is for sale as a whole by Private Treaty.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX Telephone 01285 623000

VIEWING

Viewings are subject to an appointment with the agents. For your own personal safety please be aware of potential natural hazards over the land and within the woodland when viewing.

CONTACT

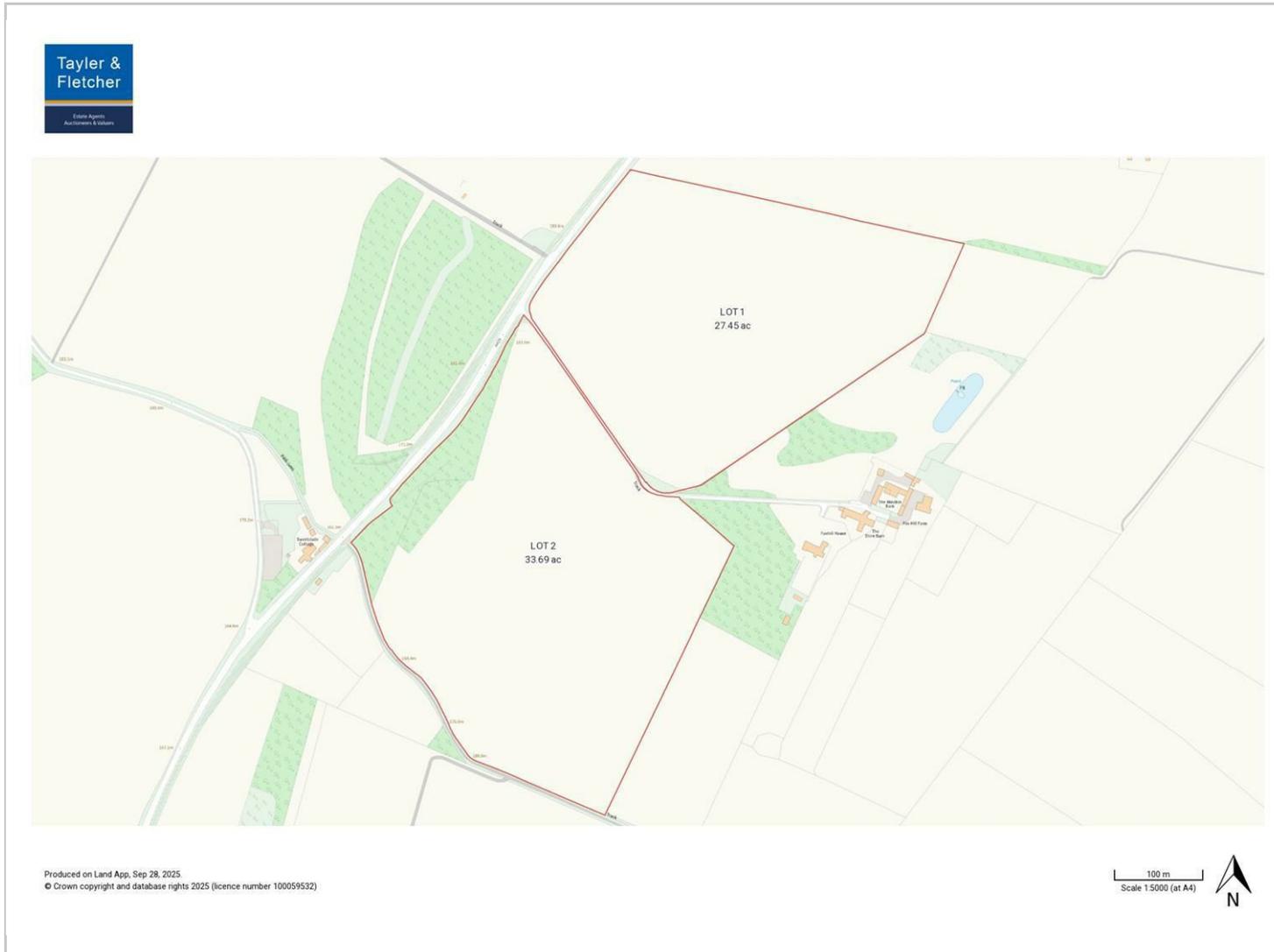
For further information or to arrange a viewing please contact Rupert Grainger at our Bourton-on-the-Water office.

Email: rupert.grainger@taylerandfletcher.co.uk

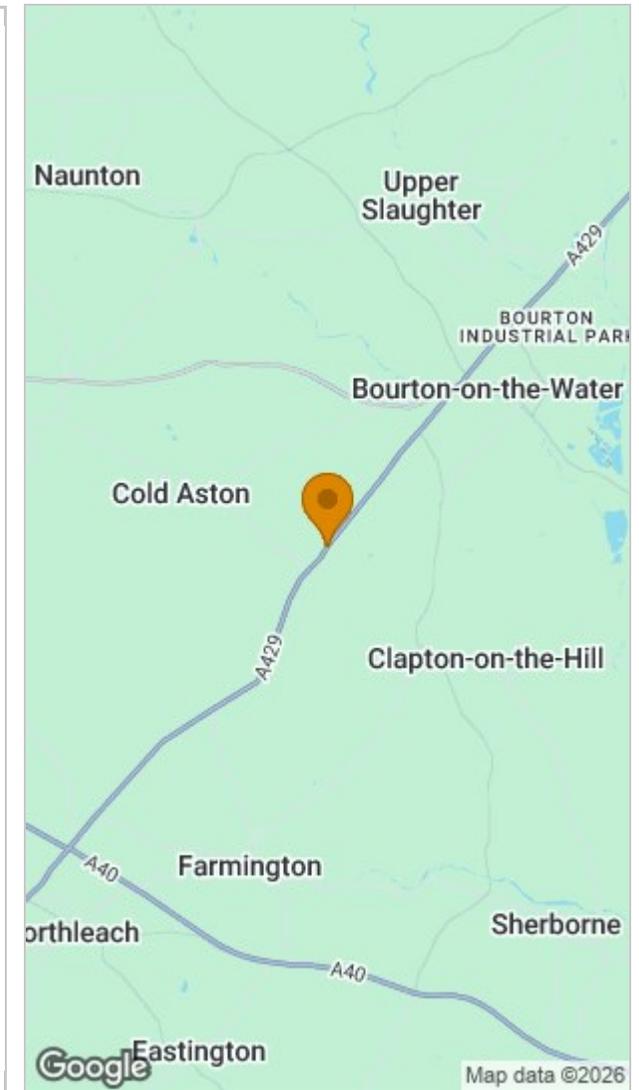
Phone: 01451 820913



Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 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.