

established 200 years

Tayler & Fletcher



15.78 acres of Pasture and Woodland For Sale in Two Lots

Naunton, Cheltenham, GL54 3AD

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For Sale by Public Auction, in two Lots, on Wednesday 27th March at The North Cotswold Sale Room, Bourton-on-the-Water at 6pm precisely.

SITUATION

Naunton has a Parish Church, Black Horse public house and cricket club with pavilion. It is a popular and attractive village and enjoyed by horse riders and walkers. Stow-on-the-Wold and Bourton-on-the-Water are 6 and 4.5, miles respectively, and each have a good range of facilities including shops and boutiques, supermarkets and restaurants. Both towns have primary schools. In addition, the Cotswold School at Bourton-on-the-Water has a public Sports Centre and Swimming Pool. Kingham (12 miles) has a mainline train station servicing London Paddington via Oxford and Reading. Cheltenham is about 12 miles away and is the principal commercial and cultural centre in the area.

LOT 1 - 3.55 Acres

Guide Price in Excess of £60,000.

Comprises 3.55 Acres of permanent pasture in one enclosure

The land enjoys a southerly aspect and is well fenced for sheep and cattle and has the benefit of a vehicle access from the village High Street.

LOT 2 - 12.23 Acres

Guide Price in Excess of £180,000.

Enjoys a southerly and westerly aspect and is well fenced for both sheep and cattle and has good frontage onto the lane that leads up to Summerhill Barn. This parcel includes a block of woodland (The Brake) comprising 2.79 acres of mature beech and other hardwoods.

GENERAL REMARKS AND INFORMATION

VIEWING

By confirmed appointment only by persons in possession of a copy of these sale particulars. Please contact Tayler & Fletcher on 01451 820913 to make an appointment.

TENURE AND POSSESSION

Freehold with Vacant Possession upon Completion.

SERVICES

There are no services to Lot 1. Lot 2 has an internal mains water to a field trough.

LOCAL AUTHORITY

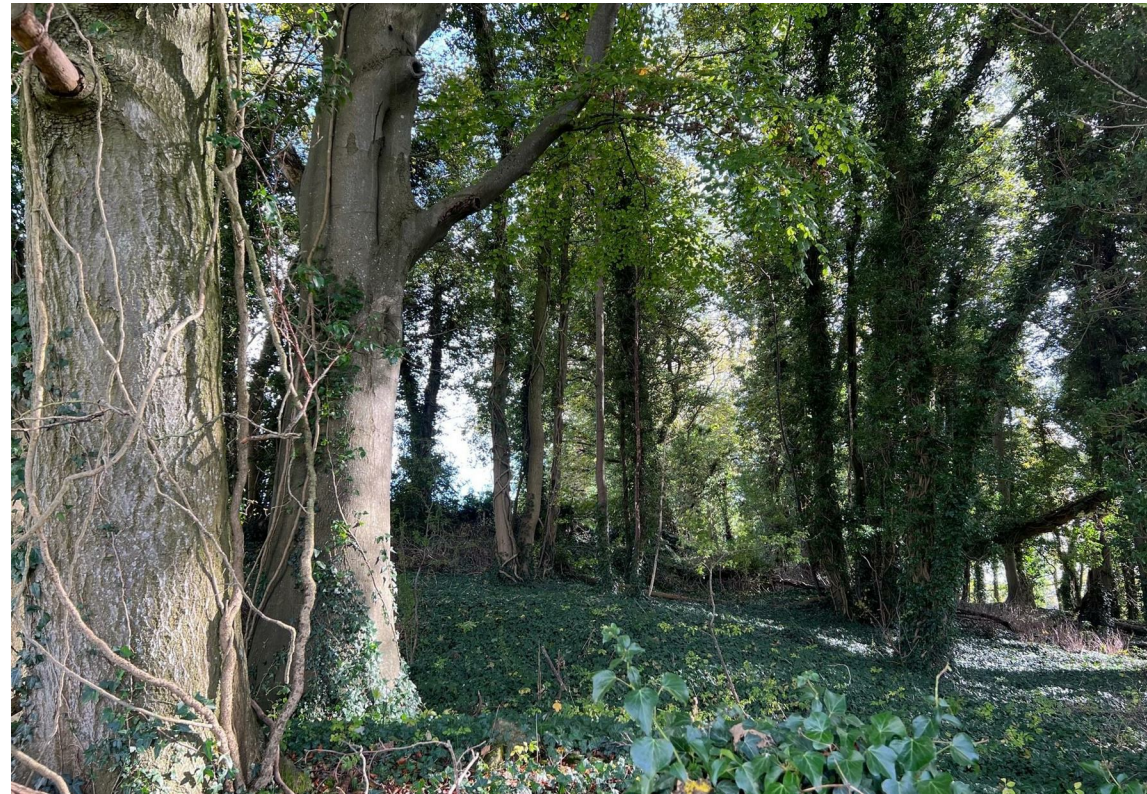
Cotswold District Council, Trinity Road, Cirencester, GL7 1PX - Telephone 01285 623000

VENDOR'S SOLICITORS

Messrs Kendall & Davies, Station Road, Bourton-on-the-Water, GL54 2AA (for the attention of Marie Bannister) Telephone 01451 820277

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.



RIGHTS OF WAY

There is a bridleway crossing Lot 2.

SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Bourton-on-the-Water 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.

ENTITLEMENTS

Basic Payment Scheme - Whilst the land is Registered with the Rural Land Registry and has historically claimed the Basic Payment Scheme, due to the new policy of Delinked payments, there will be no entitlements to transfer. We confirm that any payment history will be retained by the Seller. Environmental Grants - There are no current Environmental Schemes on this land.

AUCTION PACK

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

ADMINISTRATION FEE

The successful purchaser of each lot 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 also reserves the right to sell or withdraw the land prior to the auction.

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 to the Auctioneers (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

DATE & PLACE OF SALE

The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR on Wednesday 27th March 2024 at 6pm

The photographs within this brochure were taken in Autumn 2023.

AUCTIONEERS' NOTE

We have been approached by a neighbour whose land directly adjoins Lot 2. He would like the future purchaser to consider selling approximately 0.25 of an acre on the boundary to accommodate a right of way to his land for which he is prepared to pay £20,000. Plan available upon request.



Floor Plan



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.

Area Map

