

established 200 years

# Taylor & Fletcher



Barn with PP & Land Cirencester Road  
South Cerney, GL7 6HU  
**Guide Price £350,000**

## Barn with PP & Land Cirencester Road

South Cerney, GL7 6HU

*A detached former Agricultural Barn with full Planning Consent for Residential Conversion set in 1.88 acres of proposed garden and paddock, with a further 3.34 acres of paddock land available by separate negotiation.*

### LOCATION

The barn is situated at the end of a long private drive in a superb rural position between Siddington and South Cerney enjoying some lovely views over the adjoining countryside. South Cerney is a thriving Cotswold village with an excellent range of local amenities including shops, restaurants and pubs in addition to the parish church, primary school and village hall. South Cerney is situated in the heart of the Cotswold Water Park providing for a broad range of holiday and leisure pursuits. Cirencester is a short distance and has a good range of amenities including a wide range of supermarkets and many national retailers and a leisure centre. It also has a thriving business community. There is excellent local schooling in the area including Deer Park & Kings Hill Secondary Schools, Pinewood, Hatherop Castle, Westonbirt and the Cheltenham Schools. Kemble mainline train station with services to London/ Paddington via Swindon and Reading is about 5.5 miles. The property is situated approximately a mile from the A419/A417 providing easy access to the nearby regional centres of Swindon and Cheltenham as well as the M4 and M5 motorways.

### LOT 1 - The Barn & Paddock

The property comprises a detached steel portal frame former agricultural building extending to approximately 102 SqM of timber clad elevations to three sides.

Planning Consent Ref: 25/03146/FUL has been granted for 'Change of use of farm building to one dwellinghouse with associated conversion works'. The plans provide for accommodation arranged over one floor with a hall, open plan living room, a boot room and study, together with two bedrooms and two bathrooms. There is good light and windows with 3 pairs of French doors proposed to the West elevation with part stone and part timber clad elevations proposed. The barn will have a right of access over a long private drive shared with adjoining properties. Included with the sale is the land immediately adjoining the barn, granted consent as private garden to the Barn and also including adjoining pasture paddock land and extending in total to approximately 1.88 acres.

### LOT 2 - Land available by separate negotiation

Set to the South and West of The Barn are four further pasture paddocks edged Green on the attached plans and extending to 3.34 acres and including field shelters, all or part of which may be available to purchase by separate negotiation. Please contact the vendors agents for further details. There is a double fenced public footpath crossing this additional land.

### SERVICES

The Barn has metered electrics. There is





water to the field troughs by arrangement with the Vendor. Further information available from the vendors agents. Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

### DIRECTIONS

From Cirencester take the A419 towards Swindon. At the mini roundabout go right round and back on yourself and take the first left towards Siddington. Follow the road towards South Cerney for approximately 1.5 miles and the site will be found on the right hand side accessed via shared electric gate.

What3Words:  
///redeemed.extremely.reset

### WAYLEAVES & 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 these particulars or otherwise and subject to all outgoing or charges connected whether mentioned or not.

### AGENT'S NOTE

There is an uplift clause payable to a previous owner for any residential property (excludes commercial/office use) constructed on the land for a period of 50 years from 2012. Further

information available from the Vendor's Agents.

### VIEWING

Accompanied viewings STRICTLY BY APPOINTMENT ONLY. Please contact our Bourton-on-the-Water office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	