



**KINGS MEADOW**  
Lower Slaughter,

Bourton-on-the-Water 2 Miles, Stow-on-the-Wold 3.5 miles, Cheltenham 18.5 miles

## Kings Meadow Lower Slaughter Gloucestershire GL54 2HP

**FOR SALE BY PUBLIC AUCTION ON WEDNESDAY  
23RD FEBRUARY 2022. A SMALL BLOCK OF  
LAND AMOUNTING TO A TOTAL OF 5 ACRES  
INCLUDING THE WATER. A COMPACT SMALL  
HOLDING WITH BUILDINGS MAKING AN  
ATTRACTIVE UNIQUE PACKAGE.**

- Total of 5 Acres
- Mill Race and Stream
- 2 Pole Barns
- Trees including Walnut, Cricket Bat and Kentish Cob Nut
- Exceptional Habitat

**For auction Guide Price £150,000**

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01451 820913**

### For Sale By Public Auction

To be held on Wednesday 23rd February 2022. For Full Details and to register to bid online. Visit [www.taylerandfletcher.co.uk](http://www.taylerandfletcher.co.uk) and search for the property. Then follow the link. Bidding to open 12 noon and closes at 6pm.

### Directions

From the Fosseway (A429) turn towards Lower Slaughter. Enter the village and turn left by The Slaughters Country Inn over the bridge and the entrance is 350m on the right hand side identified by a Tayler & Fletcher For Sale sign.

### Viewing

May ONLY be undertaken during daylight hours in possession of a copy of these particulars and STRICTLY by prior appointment with Tayler & Fletcher. For your own safety please do take care on the property whilst viewing given there are natural hazards including water courses. We do not take any responsibility for unattended inspections.

### The Land

An interesting block of land with buildings in a unique position near Lower Slaughter Mill. Having a diverse habitat including nut trees, cricket bat willows and water this property offers an excellent small holding opportunity for a variety of amenity uses, subject to the necessary planning consent.

### Access

With direct access onto the highway the entrance leads to a central courtyard of the buildings.

### Buildings

There are 2 main buildings being a mono pitched 3 bay pole barn measuring 3.8m x 11.5m and a lower pole barn opposite of approximately 7.5m x 7.0m. In addition there are a couple of garden type sheds.

### Quality of Pasture

The farmland is permanent pasture, being grazed and hay taken. All fields are fenced with stock net against hedges. The pasture appears to be species rich grassland.



## Trees

With the current owners' passion for woodland there is a number of interesting tree species on the land including Cricket bat Willows, Walnut, Lamberst Filberts & Kentish Cob nuts which make an attractive addition to the land. There are some habitat tree heaps throughout the land. The recent harvest of Cricket bat Willows requires 12 or so to be replanted due to the Felling Licence a the Willow Bat Company's expense.



## Water

The mill race leading to the Lower Slaughter Mill adjoins the property, with part ownership of the two islands included. Two internal brooks also run through the property. As we understand no rights are held by the Mill over the sluice gates which lead into the property. There are attractive banks adjoining these brooks/streets. It is understood brown trout exist in the mill race.



## Flood Zones

Part of the land is in Flood Zones 2 & 3 according to the Environment Agency maps, being land adjoining the Mill Race.

## Rights of Way

There are no rights of way across the land. The two gates into adjoining fields are to assist grazing by neighbours but no rights exist.

## Mineral and Sporting Rights

We understand that mineral and sporting rights are to be included in the sale.

## Statutory Declarations

The property is situated within the Cotswolds Area of Outstanding Natural Beauty (AONB), but lies outside the Lower Slaughter Conservation Area.

## Entitlements and Basic Payment Scheme

There are no Basic Payment Scheme Entitlements associated with the property and we understand that the land is not registered or claimed against the Basic Payment Scheme,



## Environmental Schemes

We understand that there are currently no environmental schemes existing on the land.

## Tenure and Possession

Freehold with Vacant Possession

## Article 4 Direction

Article 4 Directions are held over this land. An article 4 direction is a direction under article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area.

An article 4 direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application.

Our interpretation would be that the order dated 19/7/82 implies that Class II, IV, V Para 1&3, VI, VII and XXII are removed from the GDPO rights of the TCPA General Development Order 1977. This has the effect of limiting the height of the roadside fencing to 1m, it removes the right to: hold caravans on the site under the 28day rule and similarly motorsport and markets; the use of tents on the land; the erection of buildings; the mineral extraction of the land; the use of the land for forestry and use of the land as a caravan site. However, you must make your own investigations and enquiries of the local planning department and take independent legal advice to be satisfied as our interpretation does not provide any guarantee

More details can be found at:

General information of Article 4's

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

Government guidance on Article 4's

<https://www.gov.uk/guidance/when-is-permission-required::text=An%20article%204%20direction%20is,rights%20across%20a%20defined%20area.>

The specific orders to this land:

<https://www.cotswold.gov.uk/media/qpsphabb/lower-slaughter-land-adjacent-to-the-mill-class-ii-iv-article-4-direction.pdf>

<https://www.cotswold.gov.uk/media/lspahpnz/lower-slaughter-land-adjacent-to-the-mill-class-ii-iv-article-4-map.pdf>

<https://www.cotswold.gov.uk/media/wrqmzs2yi/lower-slaughter-land-adjacent-to-the-mill-class-vi-vii-xxii-article-4-direction.pdf>

<https://www.cotswold.gov.uk/media/px2nnfp5/lower-slaughter-land-adjacent-to-the-mill-class-vi-vii-xxii-article-4-map.pdf>

## Planning

Our investigations do not identify any planning history on the site and therefore you must make your own investigations. The buildings were erected approximately 15 years ago.

## Covenants

Our understanding is that there are no restrictive covenants held over the land. No uplift clause will be held/taken.

## Services

We understand mains water is attached to the property. Mains electricity also crosses the land and therefore assume that there is the ability that mains electricity can be connected.

## Rights Of Way

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, easement, quasi-easements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoings or charges connected with or chargeable whether mentioned or not.



## Local Authority

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

## Vendor's Solicitors

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

## Money Laundering

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

ADMINISTRATION FEE The successful purchaser will be liable for an administration charge of £450.00 Plus VAT, payable to Tayler & Fletcher.

## ONLINE BIDDING AND POST UNCONDITIONAL ONLINE AUCTION PROCEDURE

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price. At the end of the auction you will be charged a £5,100 holding deposit (which will be taken from the registered bank card) and exchange of contracts takes place. The holding deposit contributes towards the purchase price. By placing a bid you are authorising the auctioneer to sign the contract on your behalf. Tayler & Fletcher will charge the successful buyer an administration fee of £450 plus VAT (as described above).

Tayler & Fletcher will contact you after the auction with confirmation of how much outstanding deposit (usually 10% of the total) and fees are owed for the lot. You will be required to pay any outstanding amounts immediately after this confirmation, which must be paid by bank transfer.



Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.



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Gloucestershire



