

established 200 years

Tayler & Fletcher



Land West of St Lawrence's Church
Church Street, Chipping Campden, GL55 6QT

Guide Price £50,000



8.41 acres of Land West of St Lawrence's Church, Weston-sub-Edge

Picturesque and desirable parcel of pasture land with central positioning within the Cotswold village of Weston-sub-Edge

DESCRIPTION

The Land is a highly picturesque parcel of permanent pasture, extending to 8.41 acres in total. There is a mature surrounding hedgerow to the north and west and some small areas of trees and shrubland within the parcel.

The Land contains characteristic undulation primarily due to the historic site of Giffards Castle and the surrounding moat.

The Land for sale is delineated within the sales plan provided on the last page of this particulars. The Land benefits from rights of access over the routes shown with a black line on the sales plan.

For sale by Private Treaty.

SITUATION

The Land is situated within the Village of Weston-sub-Edge, in Gloucestershire.

The Land is situated central to the Village, located to the rear of the St Lawrence Church. Situated in the Cotswolds, the Land is only 3 miles from the well known village of Broadway and 9 miles from Moreton-in-Marsh via the A44. What3Words: ///broke.hindering.scariest.

ACCESS

The Land benefits from rights of way over the routes delineated with a black line on the sales plan, both routes are suitable for vehicles.

The northern access passes from the public highway over non-registered land in order to access the third party land over which the Land has a right of way. The southern access passes directly off the public highway onto third party land over which which the Land has right of way.

TENURE - Freehold

Freehold with Vacant possession upon completion.

PUBLIC RIGHT OF WAY

The Land has a series of foot paths intersecting on the land. These are footpaths only, namely referred to as Weston-sub-Edge footpath 14,16, 17, and 18.

DESIGNATIONS

The Land is situated within the Cotswold National Landscape (formerly referred to as Cotswold Area of Outstanding Natural Beauty). The Land includes the site of Giffards Castle which is designated as a Scheduled Monument.

The Land is NOT within Flood Zone 2 or 3.

AGENTS NOTES

The Land is subject to a 25% overage agreement payable on the uplift in value in the event of planning permission being granted. The transfer of the Land in November 2023 contained restricted covenants, these include restrictions of the construction of temporary or permanent buildings or structures, to include fencing, without prior written consent. It is advised that a prospective buyer be aware of these covenants and carry out the relevant searches. The 2023 transfer document which details these can be provided upon request.

SERVICES

To our knowledge the land does not currently have a connected water supply. The land has an overhead electricity line, with poles situated on the land providing potential access to an electric supply if one was required.

ANTI 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 license or passport).

LOCAL AUTHORITY

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

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

VIEWING

Unaccompanied viewings may take place upon receiving your interest and on possession of a copy of these particulars. Further details can be requested via our Bourton-on-the-Water Office. Tel: 01451 820913.



Floor 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 firms employment has the authority to make or give any representation or warranty in respect of the property.