

# LAND FOR SALE

CHEDWORTH, GLOUCESTERSHIRE,  
GL54 4NQ

**66.43 acres (26.88 ha) of mainly  
arable land, two barns and paddock.  
Available as a whole or in two Lots.**

Two attractive blocks of versatile Grade 3 land each with road frontage and independent access, located within the Cotswold Area of Outstanding Natural Beauty on the edge of Chedworth village. Agricultural, equestrian or amenity uses as well as possible development (subject to planning).

**Lot 1:** 63.99 acres of gently sloping arable land in three enclosures. Old steel portal frame farm building with grain bins and lean-to storage (gross external area circa 192 sqm).

**Lot 2:** 2.44 acres of level permanent pasture with old timber barn on two floors used for storage (gross external area of footprint 102 sqm)

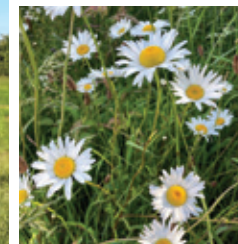
**Butler  
Sherborn**

## Cirencester Office

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## TENURE

The freehold interest is being offered for sale by Private Treaty with vacant possession over Lot 1 available on the 30th September 2024 and on Lot 2 on completion. The property is registered with the Land Registry under Title No. GR423408.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

A footpath (Chedworth 58) runs over Lot 1 between points A and B on the plan attached. The property is sold subject to and with the benefit of all rights, including all rights of way whether public or private and all easements and wayleaves which may exist, whether mentioned in these particulars or not.

## COVENANTS, RESTRICTIONS AND OVERAGE

The land is not sold subject to any covenants or restrictions. Overage will however be applied to both Lots triggered by residential development for a period of 25 years. The Overage Payment will be based on 25% of the uplift in value resulting from a residential planning consent less the costs associated with securing the consent. For the avoidance of doubt the erection of farm buildings or stables do not trigger overage.

## ENVIRONMENTAL SCHEMES

Part of Lot 1 is subject to a Higher Level Stewardship Scheme which ends on the 31st August 2024. Lot 2 is not subject to any schemes.

## BASIC PAYMENT SCHEME

Although the land was registered under the Basic Payment Scheme no reference sums will be available to transfer to the purchaser to receive any remaining subsidy payments

## SERVICES

There are no services connected, although mains water and electricity will be available nearby.

## SPORTING

Sporting rights are included.

## LOCAL AUTHORITY

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

## VIEWING

Please contact Richard Greasby on 01285 883740 or [richard@bultersherborn.co.uk](mailto:richard@bultersherborn.co.uk) to make an appointment to view the land. Please wear appropriate footwear and note that the field gate to Lot 1 may need to be climbed over to get access.

## DIRECTIONS

From Cirencester take the A429 towards Stow on the Wold, go past The Stump public house and take the next left hand turn signposted Chedworth, onto Fields Road. Follow the road round to the left and after Denfurlong Camp Site Lot 1 is on the left-hand side after roughly 350m with Lot 2 a further 400m on the left.

Sat Nav postcode GL54 4NQ should bring you close to the land.

### What3words:

Lot 1 wired.exporters.activates.

Lot 2 spirits.question.mandolin.



**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 5. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2024. Particulars written: June 2024. Brochure by [wordperfectprint.com](http://wordperfectprint.com)