



10.05 ACRES (4.06 HA) OF LAND ADJACENT TO THE B4077 IN FORD, GLOUCESTERSHIRE

DESCRIPTION

The land at Ford extends to a total of 10.05 acres (4.06 Ha) and comprises of Grade 3/4 undulating arable land which is currently laid to temporary pasture.

The land is currently used for hay making but would suit equestrian purposes subject to achieving appropriate consents.

SITUATION

The land is located less than a mile from the villages of Ford, Cutsdean and Temple Guiting in the Cotswolds. It is approximately 5 miles from Toddington and 7 miles from Winchcombe.

The land benefits from 2 roadside access points, one to the south of the land off the unnamed road leading to Temple Guiting and a further access off the B4077 via a right of way over the adjoining land.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers.

SERVICES

There are no services connected to the land.

BASIC PAYMENT SCHEME

No Basic Payment Entitlements are included in the sale.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession granted on completion of the sale.

RESTRICTIVE COVENANT

A restrictive covenant is in place to prevent the Purchaser or any subsequent owners of the land from objecting to any future planning applications made by the adjoining Quarry.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

We are aware that there are electricity wires crossing the land and also Temple Guiting Footpath 10 which runs along the southern boundary of the land.

BOUNDARIES & AREAS

The purchaser will be responsible for erecting a new fence along the western boundary. The construction of the fence must be at minimum specification of; timber posts and 3 strands of barbed wire. The purchaser will be provided with a fencing plan.

SPORTING AND MINERAL RIGHTS

Sporting rights are included within the sale.

Mineral rights are excluded from the sale.

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars without prior appointment.

LOCAL PLANNING AUTHORITY

Cotswold District Council – 01285 623000

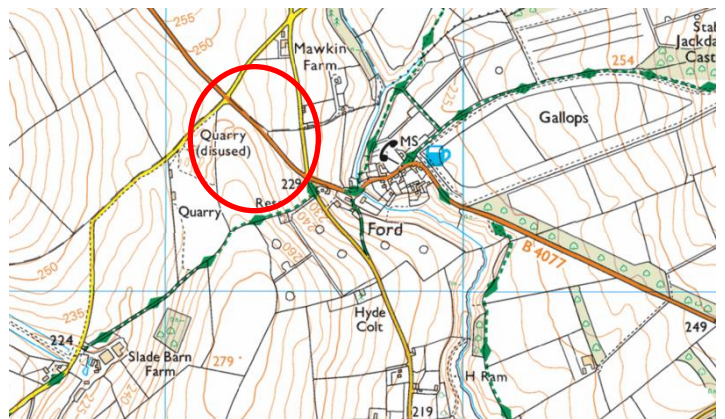
www.cotswold.gov.uk

DIRECTIONS

From the A46/Teddington Hands Roundabout –

From the A46 (coming from Ashchurch) at the Teddington Hands Roundabout take the third exit signposted B4077. Follow the B4077 until you reach the Toddington roundabout. Take the second exit on the roundabout and continue on the B4077. On the hill descending down into Ford take the right turning signposted 'Temple Guiting, Guiting Power and Kington'. The land can be found on your right as indicated by the agents for sale board. Approximate postcode: **GL54 5RU**

The **What3Words** location of the land access is **///BANDSTAND.COMPLETED.MAJORS**



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