

117.31 ACRES OF FARMLAND

BABDOWN, TETBURY, GLOUCESTERSHIRE GL8 8YL



AJW

LAND & DEVELOPMENT

FARMLAND at BABDOWN

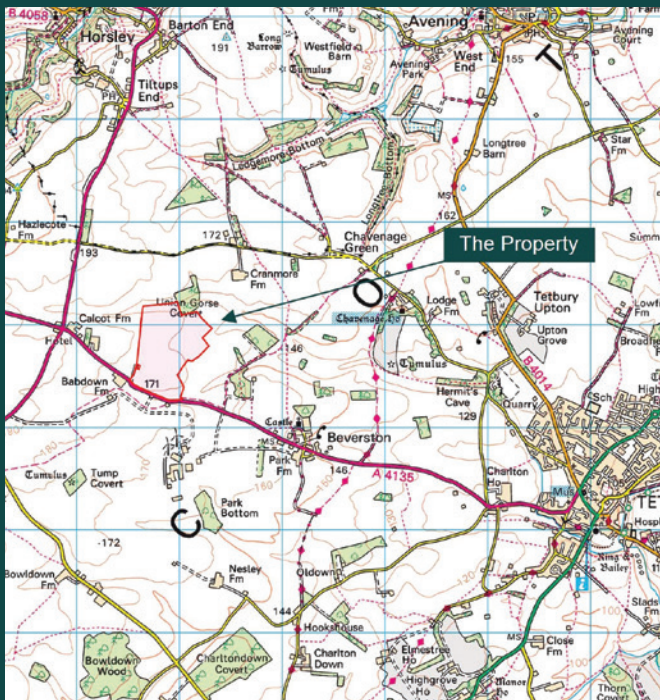
Tetbury, Gloucestershire, GL8 8YL

Tetbury 2.5 miles, Wotton-under-Edge 7 miles,
Nailsworth 4 miles (all distances approximate)

A well maintained block of attractive farmland
situated near to the Cotswold town of Tetbury.

In all to about 117.31 acres
(47.47 hectares)

For Sale by Private Treaty



DESCRIPTION

The land is situated in an idyllic position in open countryside between the villages of Kingscote and Beverston in the county of Gloucestershire. It comprises an attractive block of level farmland, all in arable production extending to 117.31 acres (47.47 hectares). The field enclosures are mainly bounded by mature hedges. Access is from the A4135. There are no Public Rights of Way across the land.

ENVIRONMENTAL STEWARDSHIP

The farmland forms part of an existing Entry Level and Higher Level Stewardship Scheme, with certain Environmental Options situated on the property. The scheme ends on the 31st March, 2028. Further details are available from the Selling Agent.

The land is also part of a Sustainable Farming Incentive Scheme. The land will be removed from the scheme prior to completion.



VIEWING

At any reasonable time with a copy of these sale particulars.

TENURE AND POSSESSION

The property is freehold with vacant possession.

SERVICES

There are no known services connected to the property.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

Bristol Water has a vehicular right of way to the reservoir as shown on the Sale Plan.

INGOING VALUATION

It is not anticipated that there will be an ingoing valuation of growing crops at completion as the Sellers will take the 2024 arable harvest. The right of Holdover may be required after completion to enable the Sellers to undertake the harvest.

SPORTING, TIMBER AND MINERALS

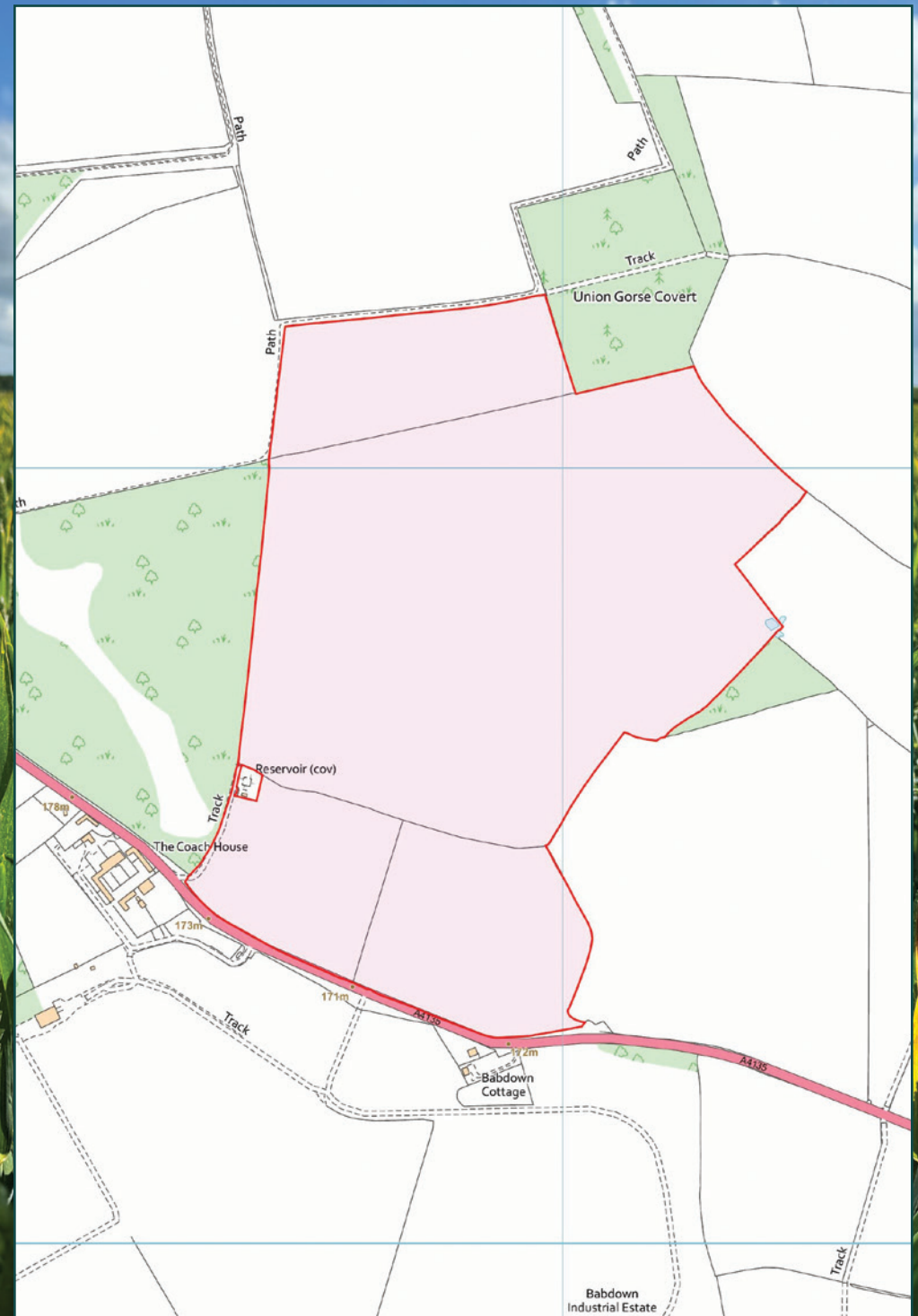
The sporting rights, standing timber and mineral rights, as far as they are owned, are included in the sale.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel: 01285 623000.

SELLER'S SOLICITOR

Loxley Solicitors, Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RL.
Tel. 01453 700620





LAND & DEVELOPMENT
CHARTERED SURVEYORS

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These particulars 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. In line with Money Laundering 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. Particulars created: June 2024.