

CHITTLEGROVE

Rendcomb, Cirencester, Gloucestershire GL7 7DG



MOORE ALLEN
& INNOCENT

SITUATION

Chittlegrove is situated in open countryside adjacent to the ancient lane known as The Whiteway, which runs in a northerly direction from Cirencester. The farm is located on the 650 foot contour, high above the Churn Valley and the pretty hamlet of Rendcomb. Despite its small size, Rendcomb contains a well-known doctor's surgery, the world renowned Rendcomb College occupying Rendcomb Park, and the 12th Century Church of St Peter.

Cirencester, about 6 miles to the south, is a popular Cotswold market town which provides a good range of shopping and other day to day requirements. More extensive facilities can be found in the major centres of Cheltenham, Gloucester, Swindon and Bath.

Cirencester also provides access to a number of major highways,

including the A417 / A419 dual carriageway which connects the M4 and M5 motorways. The A433 / A429 Fosse Way, which runs about 3 miles to the east, connects with the A40 / M40 to the north east. Regular train services from Swindon put London (Paddington) in about 1 hours travelling time.

There are many recreational opportunities available in the area, including golf at Cirencester, Burford and Cheltenham, racing at Cheltenham, Warwick, Bath, Newbury and Stratford, Hunting with the Cotswold and the VWH Hunts and polo at Cirencester Park. There is a good network of public footpaths and bridleways across the beautiful local landscape.

There is an excellent range of schools in the area in addition to Rendcomb College, including those at Cheltenham, Westonbirt, Beaudesert, Pinewood and Marlborough. The Royal Agricultural University is located at Cirencester.





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Cirencester 6 miles, Cheltenham 12 miles, Gloucester 19 miles, Burford 17 miles,
London 90 miles, M5 (junction 11A) 18 miles, M4 (junction 15) 23 miles,
Swindon Railway Station 20 miles (London, Paddington 60 minutes)
(Distances & times approximate)

**A beautifully situated residential farm in a
delightful landscape in the Cotswold Hills**

Chittlegrove Farmhouse

5 reception rooms, 8 bedrooms, cellars, attractive gardens,
outbuildings and covered swimming pool

Pair of 3 bedroom semi-detached cottages
subject to secure tenancies

Traditional barn & farm buildings

Farmland & woodland in a superb setting

Arable: 846.59 acres (342.59 hectares)

Woodland: 28.03 acres (11.34 hectares)

In all about 883.11 acres – 357.35 hectares

For sale by private treaty
as a whole or in up to 4 lots.

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CHITTLEGROVE

Much of Chittlegrove formerly comprised part of the Rendcomb Park Estate. The “offlying portions”, including Chittlegrove, were auctioned by the current Selling Agents in 1914. The farm is situated in a wonderful landscape in the Cotswold Hills Area of Outstanding Natural Beauty. The property is centred on Chittlegrove Farmhouse, which was constructed in about 1929 in the Arts and Crafts style to the design of the well-known local Architect, Vincent Alexander Lawson.

The farmhouse is approached from The Whiteway over a private drive which passes the Chittlegrove Farm Cottages and the farm buildings on the left.

The sale provides a rare opportunity to purchase an attractive and diverse Cotswolds residential farm with considerable sporting and amenity appeal in addition to its agricultural attributes.

All of the farmland, extending to 846.59 acres, is in arable production or temporary herbal stewardship grass, which is farmed under a contracting arrangement. The cropping for the 2020 arable harvest comprises winter wheat, winter & spring barley, winter oilseed rape, spring linseed and temporary grass. There are also numerous environmental plantings under a Countryside Stewardship Agreement with Natural England.

The woodlands, in a number of plantations extending to 28.03 acres, are scattered across the farmland in an attractive setting. They comprise a mix of native hardwoods and conifers which provide considerable sporting and amenity appeal.

A successful small shoot has been run on the farm by the Seller's family.



LOTING

Chittlegrove is offered for sale by private treaty as a whole or in up to four Lots:

LOT 1

Chittlegrove, Rendcomb.

Comprising Chittlegrove Farmhouse, a pair of cottages, farm buildings, farmland and woodland.

471.41 acres (190.74 hectares).

LOT 2

Farmland at New Barn Farm, Chedworth.

256.03 acres (103.62 hectares).

LOT 3

Farmland at The Whiteway, Perrott's Brook.

144.38 acres (58.42 hectares).

LOT 4

Farmland at Setts North, Chedworth Laines.

11.29 acres (4.57 hectares).



LOT 1

CHITTLEGROVE, RENDCOMB

471.41 acres (190.74 hectares)

(Coloured blue on the sale plan)

Chittlegrove Farmhouse

The farmhouse stands at the end of the entrance drive in a secluded and attractive position with a glorious outlook to the south. On the other sides it is screened by stands of trees. The house was built in about 1929 of Cotswold stone elevations under a pitched, Cotswold slate roof in the Arts and Crafts style. It maintains many of the original features, including stone mullion windows and timber doors and staircase. The house has recently been refurbished with a new central heating boiler and complete redecoration.

The front door opens into an entrance hall from which there is an inner hallway with stairs to the first floor. The drawing room is a spacious and attractive room, classic to the style of the Architect, containing an open fireplace with a cut stone surround. There are three further reception rooms comprising the dining room, library and a garden room which has doors opening to the garden. To the rear of the house there is a kitchen / breakfast room and a utility room from which there is a walk-in larder. Rear stairs lead to the first floor, and further stairs lead down to the cellars, which contain a Grant oil-fired boiler. To the rear of the house there is the shoot room, a large entertaining room with a tiled floor and double external doors.

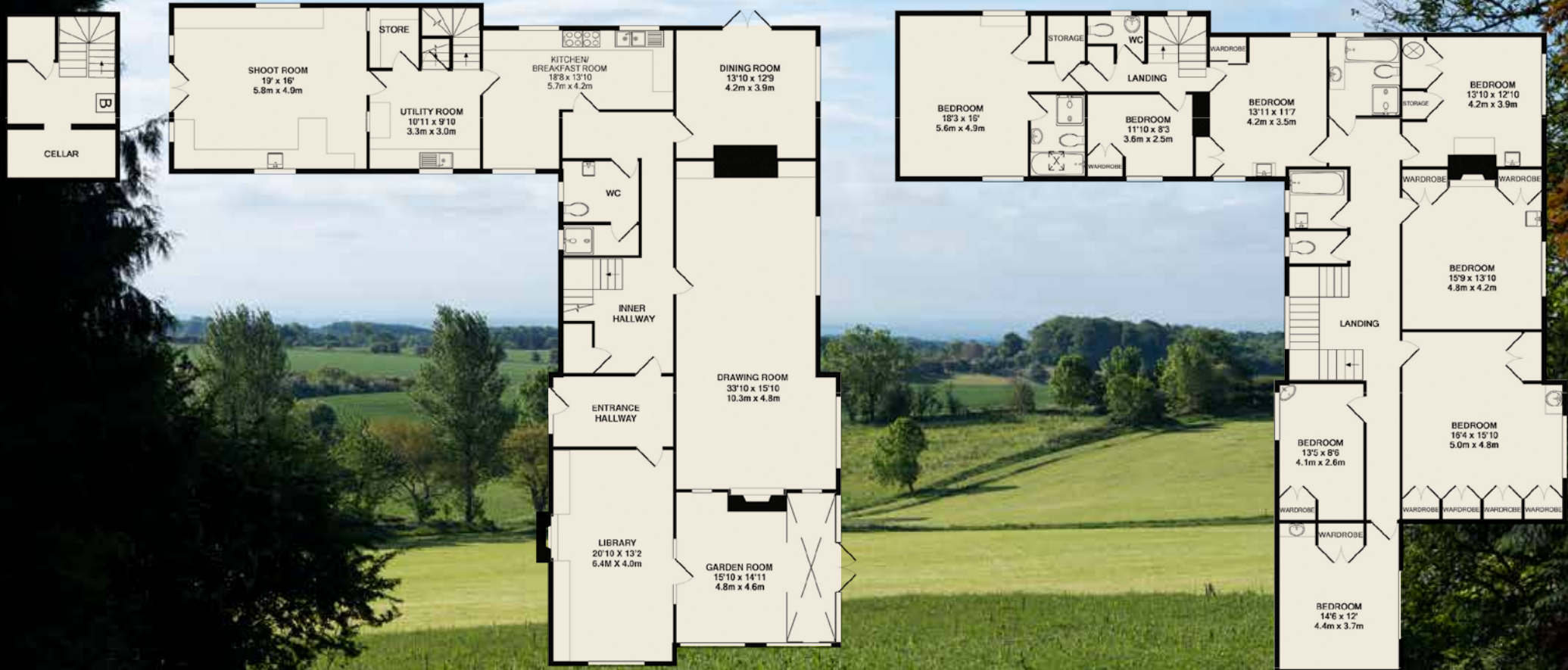
On the first floor, a large landing gives access to five bedrooms, four of which have glorious southerly views, and two bathrooms. Three further bedrooms, a bathroom and cloakroom are accessed from a rear landing.

Outside, the house stands in an attractive area of gardens and grounds. These are mainly situated to the front (south) of the house where they are overlooked by a gravel terrace with steps leading down to the lawns. On one side, there is a heated swimming pool with a sliding perspex cover. There are further gardens to the side and rear of the house.



CHITTLEGROVE FARMHOUSE

Floor Plans







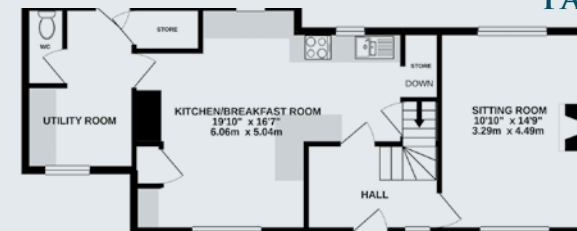
Numbers 1 & 2 Chittlegrove Farm Cottages

A pair of semi-detached farm workers' cottages, situated adjacent to the entrance drive, constructed during the 1950's of reconstructed stone elevations under pitched, concrete tile roofs with small mono-pitch extensions at either end. There are double glazed windows throughout, and each cottage has oil fired central heating.

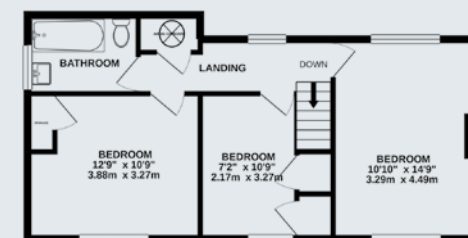
The accommodation in each cottage comprises an entrance hall, sitting room, kitchen/ breakfast room and utility room on the ground floor, with a landing, 3 bedrooms and a bathroom on the first floor. The cottages each stand in well maintained gardens.



1 CHITTEGROVE FARM



Ground Floor



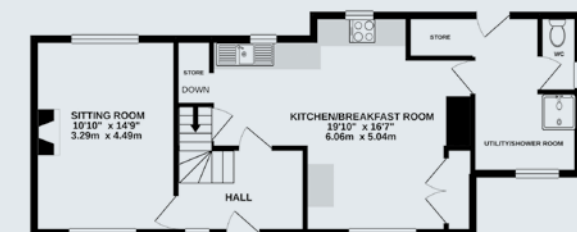
First Floor

Total Approx Floor Area 103.1 sq.m. (1110 sq.ft.)

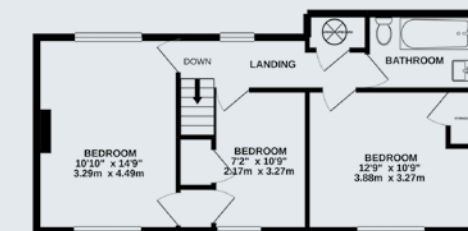
Not to scale. For identification purposes only



2 CHITTEGROVE FARM



Ground Floor



First Floor

Total Approx Floor Area 103.1 sq.m. (1110 sq.ft.)

Not to scale. For identification purposes only





Traditional Barn

An attractive building, formerly known as Green Meadow Barn, situated adjacent to the entrance drive. It is constructed of natural stone elevations under a pitched, blue slate roof with large timber doors to each elevation. The main dimensions are 14.75m x 5.5m plus a porch of 3.73m x 3.66m. There is a lean-to and three single storey ranges running to the south.

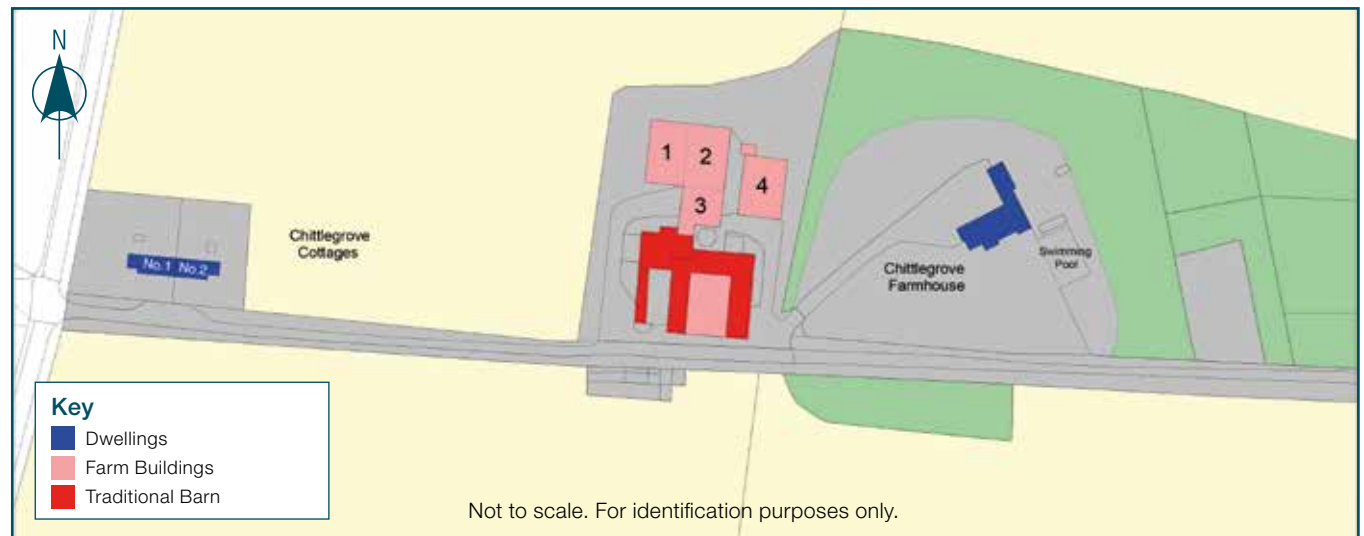
A pair of Dutch barns (18.2m x 11.7m) cover the yard space between two of the single storey ranges.



The Farm Buildings

The buildings are situated to the rear of the traditional buildings.

- 1/2. Adjoining grain stores (23.8m x 18.5m total), each of four bay, steel portal frame construction, fully clad with grain waling and corrugated sheets above, roofed with corrugated sheeting, with concrete floors and large sheeted sliding doors.
3. Drier building (11.70m x 11.05m) of two bay, steel portal frame construction under a pitched, corrugated roof with open sides. The building contains the wet pit and adjacent cleaner.
4. Grain store (17.92m x 11.93m) of four bay, steel portal frame construction, clad with metal grain waling under a corrugated roof with concrete floor and sliding sheeted doors.



The Farmland & Woodland

The farmland and woodlands, in a gently undulating landscape, extend in all to 463.16 acres (187.42 hectares) comprising 450.13 acres of farmland and 13.03 acres of woodland. The farmland is all in arable production together with a number of fields in temporary herbal stewardship grass and numerous environmental plantings under a Countryside Stewardship agreement. These have greatly increased the range of wildlife on the farm. This, together with the scattered woodlands and the delightful setting, provide great potential for sporting and amenity purposes.

Access to the field enclosures is generally good, either from the public highway or over internal tracks. The field boundaries comprise a mix of Cotswold stone walls and hedgerows. The land is grade 3 and the soils are mostly in the Sherborne series, being light working and free draining.



LOT 2

FARMLAND AT NEW BARN FARM, CHEDWORTH

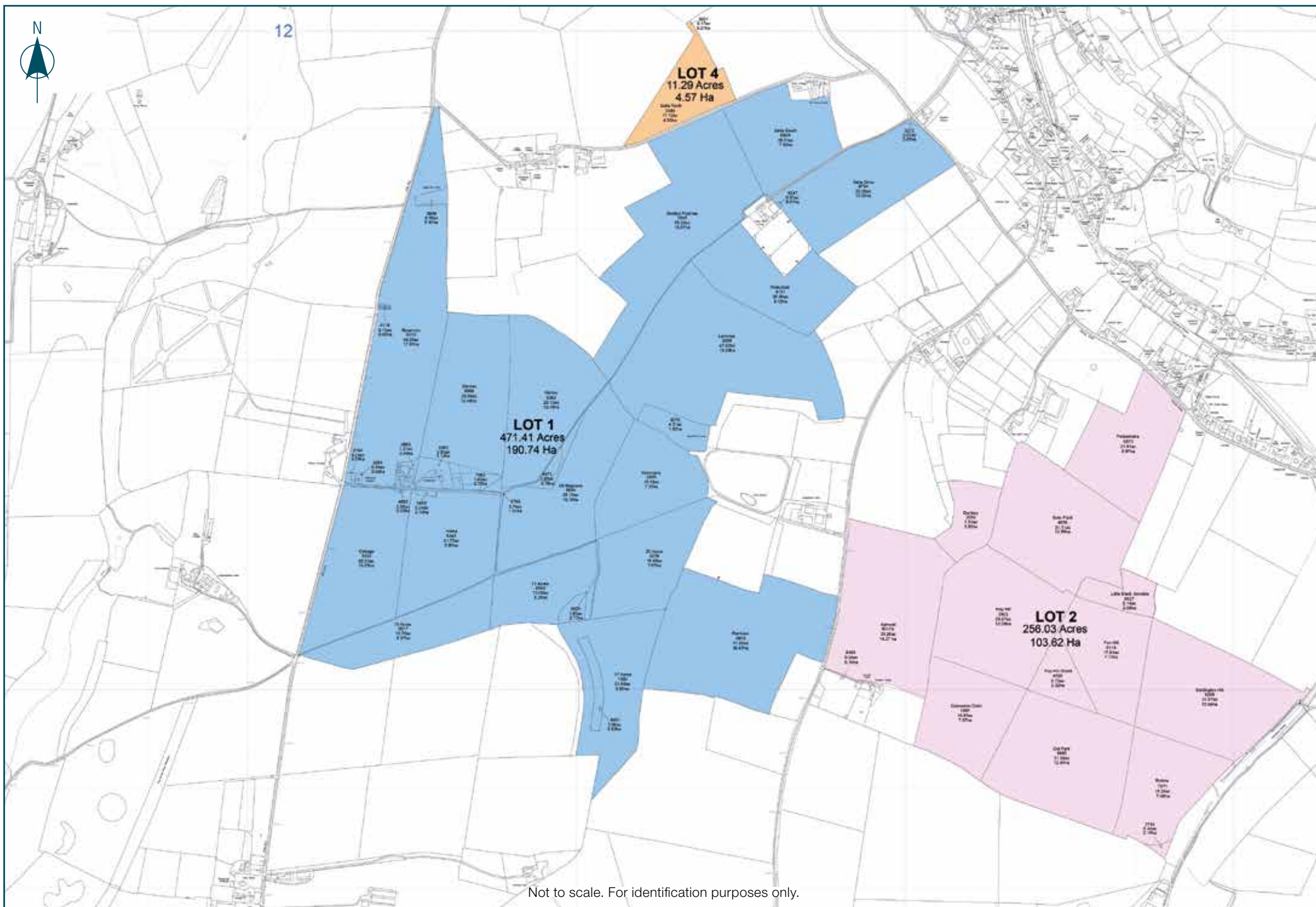
256.03 acres (103.62 hectares)

(Coloured pink on the sale plan)

This is situated to the east of Lot 1, with 249.62 acres of arable farmland and 6.17 acres of woodland. Vehicular access is either from the Calmsden lane on the western boundary or from Fields Road on the northern boundary. On the eastern boundary the land adjoins a dismantled railway line, which includes the site of the former Fosse Cross Railway Station.

The land is gently undulating and lies in an attractive setting. Most of the fields are bounded by grass headlands. Fox Hill Wood, an attractive covert mostly comprising beech trees, is situated in the centre of the land. The soils are very similar to those on Lot 1.





LOT 3

FARMLAND AT THE WHITEWAY, PERROTT'S BROOK

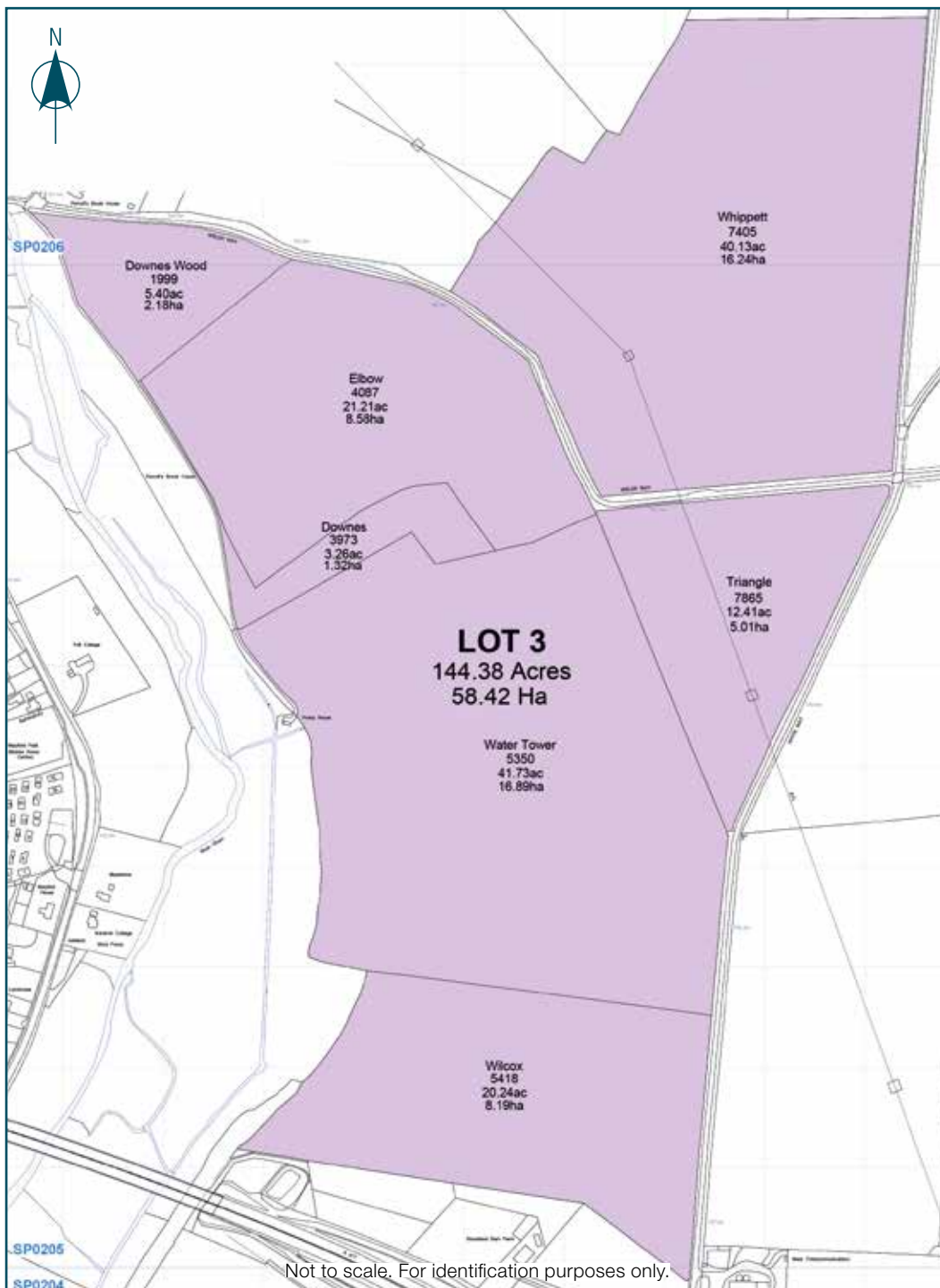
144.38 acres (58.42 hectares)

(Coloured mauve on the sale plan)

A parcel of gently undulating arable farmland together with two woodland plantations, situated to the south of Chittlegrove Farm, adjacent to The Whiteway. 135.72 acres is in arable production in five field enclosures, divided by the lane running between The Whiteway and Perrott's Brook village, known as The Welsh Way.

Access to the field enclosures is either from The Whiteway or from The Welsh Way. The field boundaries mainly comprise stone walls and established hedgerows. The soil quality and soil types are very similar to those on Lots 1 & 2. The woodlands extend to 8.66 acres.





LOT 4

SETTS NORTH, CHEDWORTH LAINES

11.29 acres (4.57 hectares)

(Coloured orange on the sale plan)

A single field enclosure, currently planted to temporary herbal stewardship grass, with access from the Chedworth Laines road. There is a separately metered water supply. This Lot might be of interest to those with farming, equestrian and amenity interests.





DIRECTIONS

Chittlegrove is situated about 6 miles north of Cirencester in Gloucestershire. From the A417/A419 Swindon to Gloucester dual carriageway, turn off at Cirencester on to the B4425 Burford Road. After a short distance turn left at the traffic lights onto the A429 Fosse Way (Stow Road). After 1½ miles, turn left signed to Perrott's Brook. At the next crossroads, Lot 3 (Land at The Whiteway) will be found straight ahead. For Lot 1 (Chittlegrove), turn right onto The Whiteway and continue in a northerly direction for about 3 miles, and Chittlegrove will be found signposted on the right-hand side of the road.

For Lots 2 and 4, continue in a northerly direction on The Whiteway for about ½ mile, and take the next turning right for Chedworth. After passing through the hamlet of Chedworth Laines, Lot 4 will be found signposted on the left of the road. For Lot 2, continue along this road, turn right at the next T junction, and turn right again opposite Chedworth Village Hall. After about 1 mile, the entrance to Lot 2 will be found signposted on the left-hand side (with the eastern end of Lot 1 on the right-hand side).



GENERAL INFORMATION

METHOD OF SALE:

The property is freehold and is offered for sale by private treaty as a whole or in up to 4 Lots.

VIEWING:

Strictly by prior appointment through the Sole Selling Agents (01285 648115).

FIXTURES AND FITTINGS:

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES:

- **Water:**
Lot 1: The farmhouse, farm buildings and water troughs serving the land are connected to a mains metered water supply. The cottages are each connected to a mains rated supply.
Lots 2 & 3: These lots are not connected to mains water, but it is understood that mains supplies are available in the adjoining highways.
Lot 4: A separate mains metered supply is connected to Lot 4.
- **Electricity:** Mains electricity is connected to the dwellings and to the buildings on Lot 1.
- **Drainage:** The dwellings on Lot 1 are each connected to private tank drainage systems.
- **Heating:** The dwellings on Lot 1 each have oil-fired central heating systems.
- **Broadband:** Gigaclear fibre optic broadband is connected to the farmhouse and is available to the cottages

LOCAL AUTHORITY:

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

TENURE AND POSSESSION:

The property is freehold and each Lot is offered for sale with vacant possession on completion, subject to the protected occupancies by former Farm Workers of Numbers 1 and 2 Chittlegrove Farm Cottages.

Some of the farm buildings and the grassland are let under licences which will be terminated prior to completion.

RESIDENTIAL PROPERTY SCHEDULE:

Property	Postcode	Occupation	EPC	Council Tax	2020/ 21 payment
Chittlegrove Farmhouse	GL7 7DG	Vacant on completion	E	G	£2,691.49
Number 1 Chittlegrove Cottage	GL7 7DF	Assured Agricultural Occupancy	E	C	£1,579.46
Number 2 Chittlegrove Cottage	GL7 7DF	Assured Agricultural Occupancy	E	C	£1,579.46

TOWN AND COUNTRY PLANNING:

- None of the buildings are listed.
- Planning consent for the construction of Numbers 1 and 2 Chittlegrove Farm Cottages was granted on 8th November, 1951. It is understood that the conditions do not include agricultural occupancy restrictions.
- The property is situated within the Cotswolds Area of Outstanding Natural Beauty.
- A restricted byway and 3 public footpaths cross Lot 1, 2 public footpaths cross Lot 2 and a restricted byway crosses Lot 3, as indicated on the Information Plans.

FARMING ARRANGEMENTS:

The farmland is currently farmed under the terms of a Contract Farming Agreement that runs until 30th September, 2020.

The Sellers may need holdover in respect of the grain storage buildings between completion and 31st December, 2020.

INGOING VALUATION:

It is anticipated that the Sellers will take the 2020 arable harvest. The buyer of each Lot will be required to pay on completion, in addition to the purchase price, for:

- Stocks in store: all purchased stocks to include seeds, fertiliser and sprays at cost price;
- Growing crops: all beneficial cultivations, seeds sown, fertiliser, manure and sprays applied where no crop has been taken, based on cost price and contractor's costs, plus the value of enhancement of growing crops at £10 per acre per month from the date of planting of the arable crops.
- Acts of husbandry: all beneficial cultivations where no arable or stewardship crop is planted, based on contractor's costs.

BASIC PAYMENT SCHEME:

The farmland is registered with 342.4501 units of Non-SDA Entitlements under the Basic Payment scheme. The payment for the 2020 scheme year has been claimed and will be retained by the Sellers. The Sellers will use their reasonable endeavours to transfer the registered entitlements to the buyer of each Lot after completion.

ENVIRONMENTAL SCHEME:

The farmland (including land being retained by the Sellers) is entered into a Countryside Stewardship Agreement with Natural England which commenced on 1st January, 2018 for a term of 5 years. Under the Agreement, grants are payable for certain environmental land management practices. The benefits and obligations of the scheme will be transferred to the buyer of each Lot, where possible, at completion. Further details are available from the Selling Agents.

SPORTING, TIMBER AND MINERALS:

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

DATA ROOM:

Further information about the property is available in a data room. Please contact the Selling Agents for the login details.

SELLERS' SOLICITOR:

Sewell Mullings Logie, 7 Dollar Street, Cirencester, Gloucestershire GL7 2AS. Telephone: 01285 650000.

SALE PLAN AND PARTICULARS:

Moore Allen & Innocent LLP for themselves and for the Sellers of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

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