



## Pastureland off Draycott Road

Moreton-in-Marsh, GL56 9JU

Guide Price: £150,000

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

## Pastureland off Draycott Road, Moreton-in-Marsh, GL56 9JU

A rarely available parcel of permanent pastureland located just outside the village of Draycott, Gloucestershire.

The attractive parcel extends to approximately 8.35 Acres (3.37 hectares) and is well fenced. The land is currently used for grazing and has great amenity value within an idyllic location. It may be of particular interest for equestrian use.

The field parcel gently slopes to the north of the site with evidence of historic gradual ridge and furrow.

The boundaries comprise a mixture of mature hedgerows with post and sheep net fencing and is also stock proof.

### Situation

The land is situated to the west of the small village of Draycott which has limited facilities. The village of Blockley is located 1 mile west of the village which has a village shop, public house and primary school. The market town of Moreton-in-Marsh is located 3 miles to the south where there is a variety of shops, takeaways, supermarkets, petrol stations, public houses and medical centres. The field parcel is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

### Designations

The field parcel is situated within a Nitrate Vulnerable Zone for surface water and the Regulations of the Nitrate Pollution Prevention Regulations (as amended apply). We are not aware of any other designations on the property.

### Access

The field parcel is accessed via a gateway in the south eastern corner of the land, off Draycott Road.

### Rights of Way

There is a public footpath that crosses the north of the field parcel, close to Blockley Brook.

### Services

It is understood that water is connected to the field parcel, however, the source of the supply is unknown. Prospective purchasers are invited to do their own investigations regarding the supply of any services.

### Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

### Easements and Wayleaves

There are no known Easements or Wayleaves present on the land.

### Tenure and Possession

The land shall be for sale freehold with vacant possession granted upon completion.



### Covenants

As part of the sale contract the vendor wants to impose a covenant preventing the erection of any buildings within 10m of the boundary of the retained parcel. The vendor intends to retain a right of access across the southern boundary to enable a connection to services.

### Overage

The land is subject to an Overage Clause for 30% of any uplift in value as a result of any commercial or residential development. It is our understanding that this has 15 years left to run.

### Rural Payments Agency

The land is not registered for the Basic Payment Scheme or with the Rural Land Registry, and therefore no Basic Payment Scheme Entitlements will be available to the purchaser. There are no live Environmental Stewardship Agreements on the property.

### Plans, Areas and Schedules

All Plans are based on the Promap computerised digitised mapping data under the Rural Payments Agency Rural Land Register Maps. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul the sale.

### Boundaries

The Purchaser shall be deemed to have a full knowledge of all boundaries, and neither the Vendor nor the selling agents will be responsible for defining the boundaries of ownership thereof.

### Viewings

Please register your interest with Sheldon Bosley Knight on 01789 387881 or [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk) before carrying out any viewing of the land.

### Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

### Local Authorities

Cotswold District Council - 01285 623000  
Gloucestershire County Council - 01452 425060

### Location

From Draycott village, follow Northcot Lane towards Blockley. The field parcel is located 300m from the centre of Draycott, opposite Draycott Business Centre. From Blockley village centre, follow Station Road (B4479) through Blockley village, take a left onto Draycott Road and the entrance to the field parcel is approximately 1 mile from the junction. The land parcel will be identified by our For Sale Board.

**What3Words** - [velocity.deodorant.hint](https://www.what3words.com/)



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**DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.