

established 200 years

# Taylor & Fletcher



Didbrook Fields Farm, Didbrook Fields

Toddington, Cheltenham, GL54 5PE

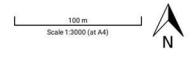
**Guide Price of £2,100,000**



Lots 1 & 2 Didbrook Fields Farm,  
Toddington, Gloucestershire GL54 5PE



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*A small Farm comprising a beautifully appointed Cotswold stone Barn conversion with open plan accommodation, 3 en suite bedrooms, a comprehensive range of barns and outbuildings offering significant potential for a variety of uses subject to any necessary consents. In all approximately 20 acres. Available as a whole or in two lots.*

## LOCATION

Didbrook Fields Farm is set to the south of the village of Toddington adjoining open countryside and set to the rear of the original farmhouse. Toddington is a popular and conveniently situated village set in the lee of the Cotswold Escarpment approximately 5 miles south of Broadway and 3 miles North of the historic Cotswold town of Winchcombe. The village is well provided with a village shop and The Pheasant Inn and it also has a station on the Gloucestershire Warwickshire Steam railway, while the region's major cultural and commercial centre of Cheltenham is set approximately 10 miles to the South West providing a comprehensive range of shops and services. Access to the M5 is easy via Junction 9 Approximately 9 miles to the West.

## DESCRIPTION

Didbrook Fields Farm comprises an extensive and versatile private property offering considerable potential with a comprehensive range of buildings and barns. For sale as a whole or in two Lots. In all the property extends to approximately 20 acres.

### LOT 1 - MAIN BARN & BUILDINGS - Guide £1,750,000

The principal dwelling is a beautifully executed conversion of a period stone barn of local mellow stone elevations, converted to provide light and spacious accommodation centred around a galleried entrance with kitchen and dining areas to one side and a seating area with open fire to the other. An impressive Oak and Glazed staircase rises to a galleried landing over the central hall and in turn leads to three en suite bedrooms, one with mezzanine study area over.

## OUTSIDE

The property is approached via a shared driveway in turn leading to the private driveway to the front of the barn with steps and

Cotswold stone retaining wall sweeping down to a paved terrace to the front of the house with barbecue area to one end. Set to the rear of the house is a private gravelled courtyard with a pair of single storey buildings partially converted for potential annexe use and with potential for further enhancement and alteration. Set to the side of the courtyard is a conservatory attached to the rear of the main dwelling. Attached to the conservatory and the main dwelling is a large modern barn ideal for storage or garaging and workshop space. Set separately to the South East on the other side of the drive are a range of three substantial modern barns currently housing the owners antiques emporium. Set to the North is a separate large 5 bay steel portal frame barn. There is ample parking, with a garden and terrace to the front in turn leading out to front lawn. Lot 1 also incorporates an additional pasture paddock and a small lake. In all it extends in total to approximately 3.14 acres.

## SERVICES

Mains Electricity and Water are connected. Private drainage and ground source heat pump central heating.

## COUNCIL TAX

Council Tax band F. Rate Payable for 2024/ 2025: £3,032.19

### LOT 2 - THE LAND - Guide £350,000

Set to the South of the Lot 1 and with its own access from the Southern boundary is the Second Lot, comprising good level farmland currently permanent pasture and woodland extending to approximately 16.86 acres in total. There is a central avenue of Lime Trees, between which we understand is a firm track, which could provide a grand entrance to Lot 1. The land could subdivide to either side of the avenue to create two parcels of 8 & 7.25 acres respectively, with the woodland extending to a further 1.61 acres or thereabouts.

## ACCESS

The land has two separate direct access points through 5 bar gates, onto the lane running along the southern boundary. This could facilitate the further subdivision of the land.

## RIGHTS OF WAY

There are no public or private rights of way across Lot 2.

## WOODLAND

The woodland forming part of Lot 2 is a plantation of mixed species of approximately 20 years old, planted under a Woodland Grant Scheme. Further details available upon request.

## STATUTORY DESIGNATIONS

The property is situated outside the Cotswolds Area of Outstanding Natural Beauty (AONB) and therefore is afforded permitted development rights.

## BASIC PAYMENT SCHEME

The land is currently registered with The Rural Payments Agency on the Rural Land Register and claims the Basic Payment Scheme. Given that land is now delinked in 2024 there will be no Entitlements to transfer. The Seller will transfer any historic rights to the buyer, should that be possible under the impending new rules.

## ENVIRONMENTAL SCHEMES

The land is currently in a Mid-Tier Stewardship Scheme being under a Lowland Grazing Offer. It expires 31/12/2026, however a potential buyer is under no obligation to continue the scheme. At present there are two options, GS1 (Take field corners out of management) and GS2 (Grassland with Very low inputs). It produces an annual income of £687/annum.

## EASEMENTS & WAYLEAVES

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easement, quasi-easements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoing or charges connected with or chargeable whether mentioned or not.

## MINERAL & SPORTING RIGHTS

Further information available from the vendors sole agents.

## COVENANT/ UPLIFT CLAUSE

The land will be sold subject to an uplift provision. Further details from the vendors agents.

## TENURE

Freehold with Vacant possession upon completion.

## LOCAL AUTHORITY

Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT (Tel: 1684 295010) [www.tewkesbury.gov.uk](http://www.tewkesbury.gov.uk)

## DIRECTIONS

From our Bourton-on-the-Water office, proceed out of the village along Lansdowne, turning right onto the A429 Fosseway and then immediately left onto Buckle Street. Continue along this road crossing straight over the B4068 and proceeding to the end of the road. At the crossroads, turn left onto the B4077 and continue along this road for approximately 5 miles, which will take you through the village of Ford and beyond until you reach the roundabout at Toddington. At the roundabout turn left onto the B4632 and the entrance to the property will be found after a short distance on the left hand side.

What3Words:

Lot 1: compacts,pictures.cashiers

Lot 2: mountains,grief.harp

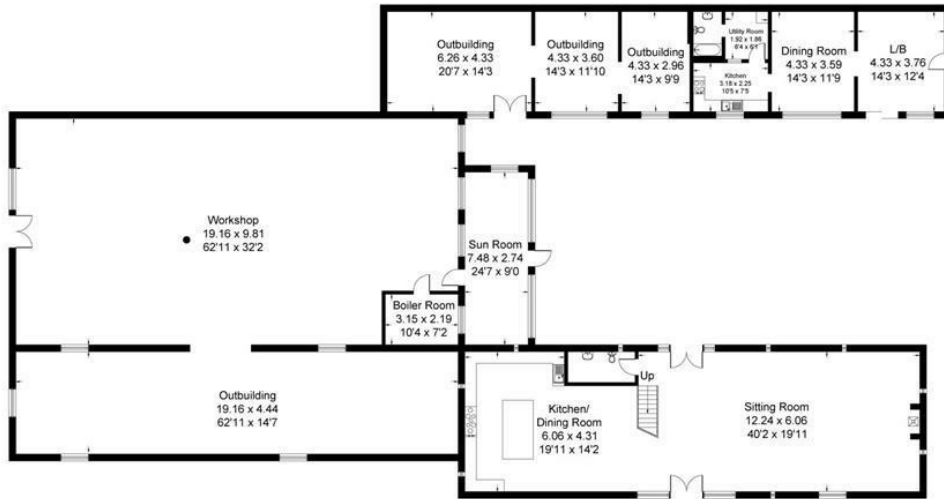




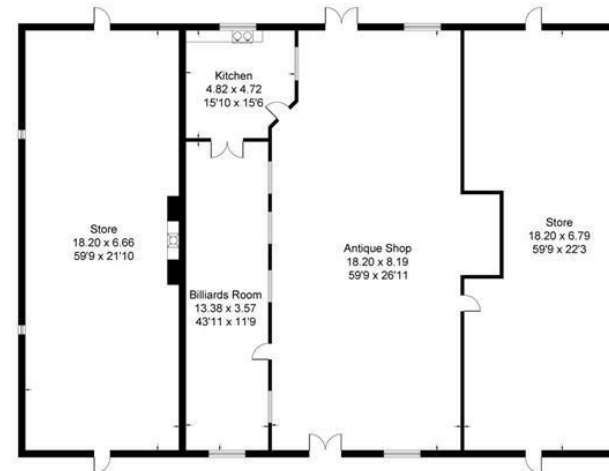
# Floorplan



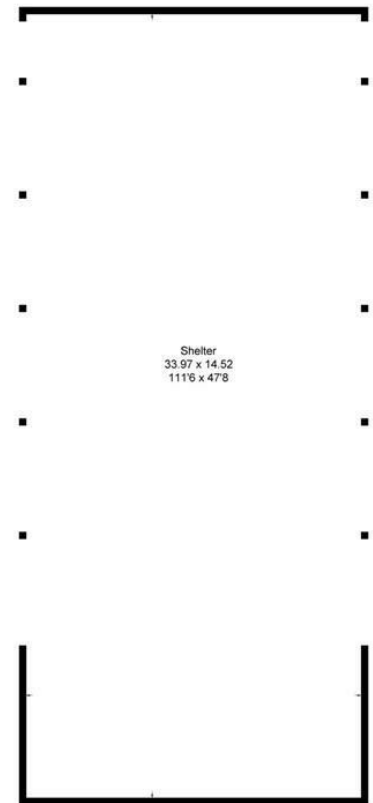
## First Floor



## Ground Floor



## Outbuildings



Approximate Gross Internal Area = 247.90 sq m / 2668 sq ft  
 Outbuildings = 1356.20 sq m / 14598 sq ft  
 Total = 1604.10 sq m / 17266 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	