

established 200 years

# Taylor & Fletcher



**Lot 1 - 92 Acres Arable Land and Woodland**

Near Tom Jollys, Eastleach Downs, GL7 3PX

**Guide Price £1,100,000**



# Lot 1 - 92 Acres Arable Land and Woodland

Near Tom Jollys, Eastleach Downs, GL7 3PX

The 92 Acres is offered for sale by Private Treaty with a Guide Price of £1,100,000

## DESCRIPTION

This block of land is a well presented Arable block, in a rural location. There are three arable fields, which are well laid out for shooting with six small strategically placed coppices all within a block with good access and bordered with a Cotswold Stone wall.

## DIRECTIONS

From Burford traveling west take the BB4425 to Bibury, turn left after 2 miles signed Eastleach, after 1 mile at the next crossroads turn right and the gateway can be found 1/3rd mile as signed.

Nearest post code GL54 3PX.

What 3 words///fairly.octagon.selling

## Arable Land

The arable land is in three fields, split as:

SP1908 8991 12.5 ha (31.0 acres)

SP2008 1748 13.3 ha (32.9 acres)

SP2008 3136 8.0 ha (19.7 acres)

TOTAL 33.8 Hectares ( 83.6 Acres)

## Woodland

The woodland is in 6 principal coppices:

SP1909 6815 0.56 ha (1.38 acres)

SP2008 0389 0.38 ha (0.94 acres)

SP1908 8660 0.42 ha (1.03 acres)

SP2008 0549 0.24 ha ( 0.59 acres)

Unregistered with RPA 0.51 ha (1.26 acres)

SP2008 1126 0.58 ha (1.43 acres)

Total 3.43 Hectares (8.46 Acres)

We believe the woodland be 40-50 years old. Of mixed species including cherry, sycamore and Scots pine they are generally of native species, with an open base. Two parcels are in the woodland habitat inventory.

## SOILS AND FERTILITY

The land is shallow lime-rich soils over limestone. The land is classified as Grade 3 on the MAFF Classification system. The land has been well farmed with good soil indices, which can be provided upon request.

## MANAGEMENT

The land is currently farmed in hand and full details of current and past cropping can be provided upon request. Holdover will be taken after completion to allow removal of the existing crop. Equally if an earlier completion is undertaken then early entry will be given, if the crop has been harvested and contracts exchanged.

## FENCING/BOUNDARIES

The perimeter is clearly marked with a Cotswold stone wall- most remains at 1m high and clearly delineates the extent of the property.

## ALTITUDE

147m to 157m above sea level.







### **RIGHTS OF WAY**

There are two bridleways that border the east and west boundaries. But no public or private rights of way exist on the land offering privacy.

### **WAYLEAVES AND EASEMENTS**

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, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

### **GRANTS AND SUBSIDIES**

Basic Payment Scheme - Whilst the land is Registered with the Rural Land Registry and has historically claimed the Basic Payment Scheme, due to the new policy of Delinked payments, there will be no entitlements to transfer. We confirm that any payment history will be retained by the Seller. Environmental Grants - There are no current Environmental Schemes on this land.

### **ELECTRICITY**

There is a two phase electric supply crossing the land with a transformer on a pole within the land. In addition a National Grid Tower stands on the land with lines passing over the property.

### **WATER**

The availability of water is unknown to the land- we suspect private supplies are used locally.

### **DESIGNATIONS**

The land is within the Cotswold Hills area

of Outstanding Natural Beauty. There is a Tumulus, being a Round Barrow. It is a Scheduled Monument on the west boundary of the northern field, more details can be found via Historic England under entry number 1016506.

### **TENURE AND POSSESSION**

Freehold. Vacant possession will be given upon completion

### **MINERAL RIGHTS**

These are owned and included in the sale.

### **SPORTING RIGHTS**

The sporting rights are included in the sale and the land offers good sporting opportunities with well laid out coppices

### **AGENTS COMMENTS**

This is large block of level arable land, free draining and well laid out for shooting. With electric it may allow development subject to the necessary planning consents and could be useful for equestrian.

### **METHOD OF SALE**

The 92 Acres is offered for sale by Private Treaty

### **VIEWING**

Viewing is possible at any time subject to an appointment with the agents and so long as potential purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of potential natural hazards within the woodland when viewing.

### **LOCAL AUTHORITY**

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX Telephone 01285 1PX

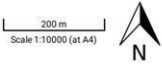
# Area Map



Lot 1 (93acres) & Lot 2 (12.7acres)  
near Tom Jolly's, Eastleach, Cirencester  
GL7 3PX



Produced on Apr 17, 2024  
© Crown copyright and database right 2024 (licence number 100059532)



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.