

established 200 years

Taylor & Fletcher



Building Plot, Barn & 4.5 Acres, Cirencester Road
South Cerney, Cirencester, GL7 6HU
Guide Price £775,000



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A building plot and land extending to approximately 4.58 acres with detailed planning consent for a farmhouse (subject to Equestrian /Ag use) together with a substantial detached barn with potential, further planning consent for garaging, swimming pool, manege and horsewalker set in a sought after rural location.

LOCATION

The Building Plot and land are situated in a good rural position between Siddington and South Cerney enjoying some lovely views over the adjoining countryside. South Cerney is a thriving Cotswold village with an excellent range of local amenities including shops, restaurants and pubs in addition to the parish church, primary school and village hall. South Cerney is situated in the heart of the Cotswold Water Park providing for a broad range of holiday and leisure pursuits. Cirencester is a short distance and has a good range of amenities including a wide range of supermarkets and many national retailers and a leisure centre. It also has a thriving business community. There is excellent local schooling in the area including Deer Park & Kings Hill Secondary Schools, Rendcomb College, Hatherop Castle, Westonbirt and the Cheltenham Schools. Kemble mainline train station with services to London/ Paddington via Swindon and Reading is about 5.5 miles. The property is situated approximately a mile from the A417 providing easy access to the nearby regional centres of Swindon and Cheltenham as well as the M4 and M5 motorways.

DESCRIPTION

The property comprises a rare opportunity to create an individual detached Cotswold stone farmhouse overlooking its own gardens and land extending in total to approximately 4.58

acres, with the benefit of planning consent for a further detached garage, swimming pool, horse walker and manege. In addition, the sale includes a substantial modern detached barn offering further potential. A driveway to the site and barn have already been constructed and all planning consents have been implemented. The planning consent for the house is subject to an Equine/Agricultural occupancy condition. Access to the property is shared with adjoining land, being sold separately. The drive to the house and barn is entirely private.

PLANNING

Planning Consent has been granted by Cotswold District Council and implemented for the following planning reference numbers: 21/04267/FUL, 21/04261/FUL, 21/04255/FUL, 22/03301/FUL & 22/03304/FUL. Material starts have been made in respect of each application, recorded with Cotswold District Council, thereby implementing the respective planning consents.

WAYLEAVES & 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 these particulars or

otherwise and subject to all outgoing or charges connected whether mentioned or not.

AGENT'S NOTE

There is an uplift clause payable to a previous owner, Gloucestershire County Council for any residential property constructed on the site for a period of 50 years from 2012. Further information available from the Vendors' Agents.

VIEWING

Accompanied viewings STRICTLY BY PRIOR APPOINTMENT through the Bourton-on-the-Water Office of Tayler & Fletcher. (01451 820913)

TENURE & POSSESSION

Freehold with Vacant possession upon completion.

SERVICES

Mains water and electricity are available on site. Please Note that we have not tested any equipment, appliances or services in this property. Prospective

purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

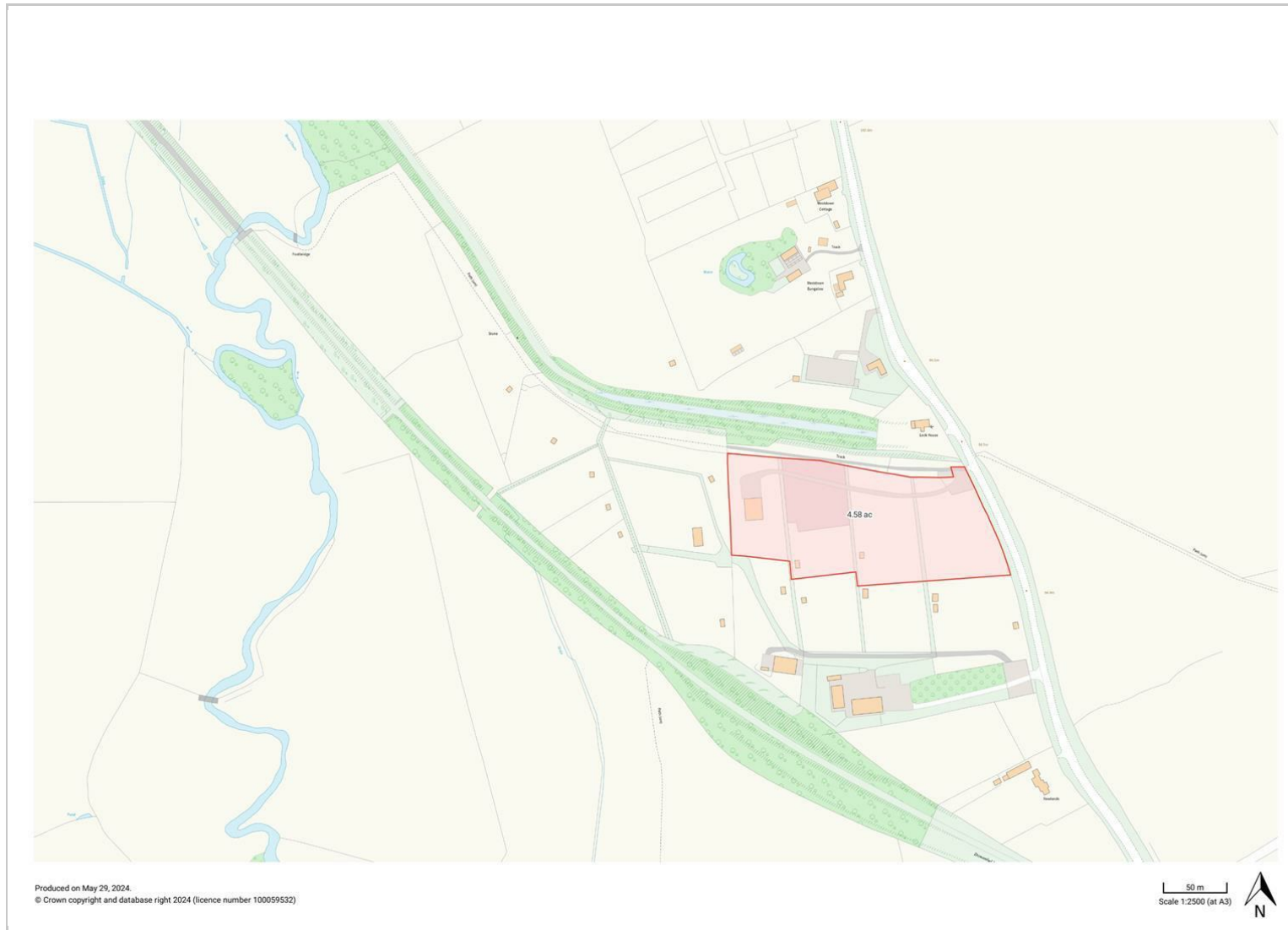
DIRECTIONS

From Cirencester take the A419 towards Swindon. At the mini roundabout go right round and back on yourself and take the first left towards Siddington. Follow the road towards South Cerney for approximately 1.5 miles and the site will be found on the right hand side being accessed via a pair of timber gates. If you get to Combe Barn and Clay Meadow you have gone too far.

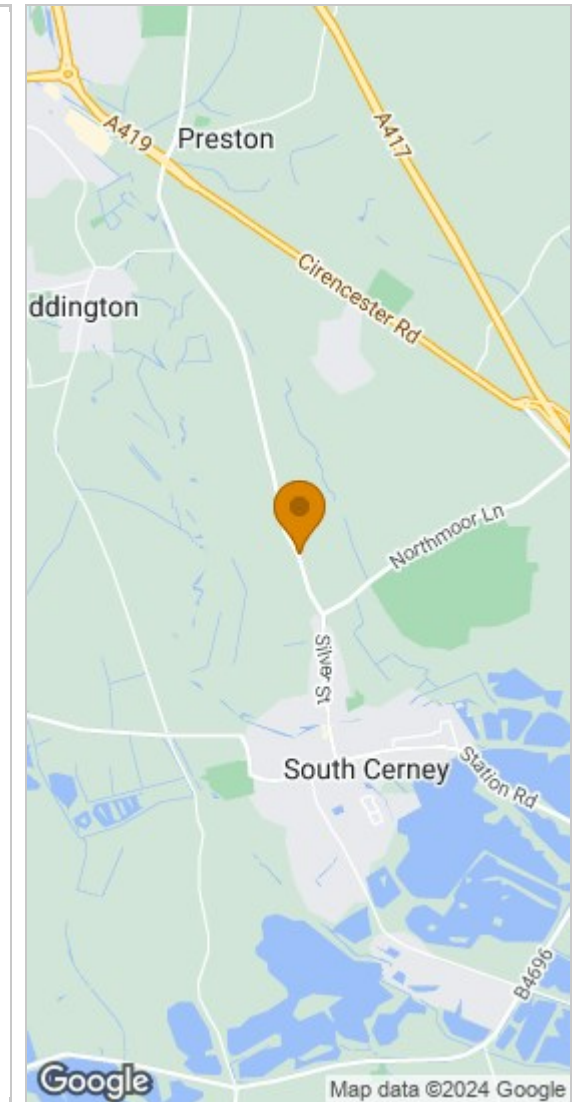
What3Words: raft.modifies.scooter



Site Plan



Area Map



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.