

established 200 years

# Tayler & Fletcher



Land and Barn, Cirencester Road  
South Cerney, GL7 6HU  
**Offers In Excess Of £285,000**



## Land and Barn, Cirencester Road

South Cerney, GL7 6HU

*Occupying a superb rural setting a parcel of 6 permanent pasture paddocks of approximately 5.2 acres with a detached agricultural barn having Equestrian use.*

### LOCATION

The barn is situated at the end of a long private drive in a superb 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 land and barn comprise a parcel of six permanent pasture paddocks set in a rural position between Siddington and South Cerney together with a good sized detached barn of timber clad elevations to three sides and extending to approximately 102 SqM. The land and building are set at the end of a long drive, part shared access from Cirencester Road. A public footpath subdivides the property with the three further

paddocks accessed via gates crossing the fenced path, and with field shelters in each. In all about 5.2 acres.

### SERVICES

The Barn has metered electrics. There is water to the field troughs by arrangement with the Vendor. Further information available from the vendors agents. 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](http://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 accessed via shared electric gate.

What3Words: [///redeemed.extremely.reset](https://www.what3words.com/#!/redeemed.extremely.reset)

### 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 for any residential property (excludes commercial/office use) constructed on part of the land for a period of 50 years from 2012. Further information available from the Vendor's Agents.

An Agricultural barn with Equestrian use granted.

No conditional offers will be accepted.

#### **VIEWING**

Accompanied viewings STRICTLY BY APPOINTMENT ONLY. Please contact our Bourton-on-the-Water office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.



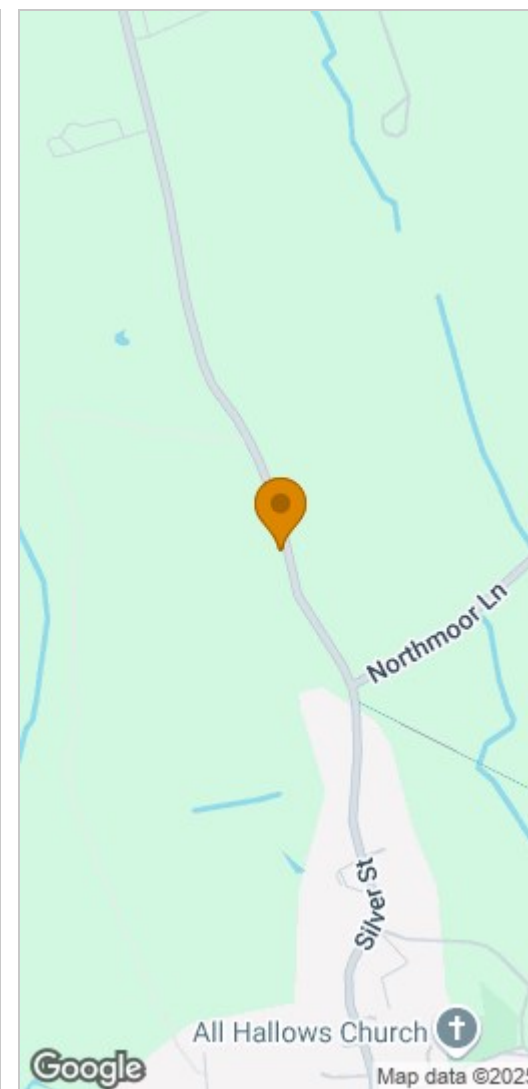
## Site Plan

Land amounting to 5.21 acres with Barn



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## 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.