

established 200 years

Taylor & Fletcher



Meadow Fields, Cirencester Road  
South Cerney, Cirencester, GL7 6HU  
**Guide Price of £950,000**



# Meadow Fields, Cirencester Road

South Cerney, Cirencester, GL7 6HU

*A Cotswold small holding extending to 13.05 acres with planning consent for farmhouse (subject to Equestrian /Ag use), a substantial existing detached barn and further planning consent for garaging, swimming pool, manege and horsewalker set in a sought after rural location.*

## LOCATON

Meadow Fields is situated in a lovely rural position between Siddington and South Cerney and partly adjoins the River Churn with 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

Meadow Fields comprises a rare and exciting opportunity to create a unique Cotswold property or smallholding with

its own private driveway leading to the proposed farmhouse, with planning consent to create approximately 226 Sqm of accommodation and subject to an Equestrian / Agricultural Occupancy Condition. The driveway has already been created leading up past the proposed house and to a recently constructed and substantial detached barn (60ft x 40ft) with extensive covered equine area to the front. Planning consent is also in place for a swimming pool and substantial garaging with room over, along with the implemented creation of a manege and horsewalker if desired.

Set beyond the main holding is a further parcel of 7.6 acres of permanent pasture subdivided into four enclosures, two with field shelters, leading down to the River Churn. This tranquil setting has considerable conservation value and appeal and would lend itself to a variety of alternative uses, subject to any necessary consents. Planning consent has been granted for a drive down to the River Fields.

## PLANNING

Planning Consent has been granted by CDC 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,







Meadow Fields, Clay Meadow Cirencester  
Road South Cerney Gloucestershire GL7  
6HJ



recorded with Cotswold District Council, thereby implementing the respective planning consents.

#### **BASIC PAYMENTS SCHEME**

The land is registered with the Rural Payments Agency and currently claims the Basic Payment Scheme (BPS). The Vendor will retain the BPS for the 2023 claim year and there is to be no apportionment.

#### **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 constructed on the site for a period of 50 years from 2012. Further information available from the Vendors' Agents.

#### **PUBLIC FOOTPATH**

There is a double fenced public footpath across a short section of the property.

#### **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](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 Meadow Fields will be found on the right hand side being accessed via a pair of timber gates. If you get to Combe Barn and High Fields you have gone too far.



## Floor Plan



## 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.

## Area Map

