



# MILL FARM BARN

WHELFORD, GLOUCESTERSHIRE



Fairford 2 miles, Cirencester 10 miles,  
Burford 12 miles, Swindon 12 miles (trains to London  
Paddington 65 minutes), M4 Motorway (J15) 15 miles,  
Kemble Station 15 miles  
(All distances and times are approximate)

**LOT 1: AGRICULTURAL BARN WITH  
PLANNING PERMISSION TO CREATE  
A 2596 SQ FT FOUR BEDROOM HOME  
WITH ADJOINING YARD AND BUILDINGS  
SET IN 7.96 ACRES**

**LOT 2: 9.22 ACRES OF PASTURELAND  
WITH ROAD ACCESS**



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## PLANNING

Prior approval has been granted for a Part 3 Class Q Conversion of an Agricultural Building to a Dwelling

Application Reference Number: 25/00193/AGRPAN

The development shall be started within three years of the date of the decision notice of the 15th April 2025

## OVERAGE CLAUSE

LOT 2 is to be sold with an Overage Clause being retained to the seller at 25% for 35 years of any uplift in value due to development.

## AMENITIES AND SITUATION

Whelford is a small Cotswold village, surrounded by open countryside, with a village hall and St Anne's Church. The nearby lakes offer a range of activities including Whelford Pools Nature Reserve and Fisheries, and Bowmoor Sailing Club and Fairford Waterski Club. The popular market town of Fairford is located just two miles away and enjoys weekly farmers market and a good selection of shops and facilities including a cottage hospital, doctors' surgery, chemist, dentist, library, nursery, C of E primary school (Ofsted: Outstanding) and the highly regarded Farmor's secondary school. Cirencester provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets and several supermarkets, including Waitrose. There are many independent schools within easy reach.

## FIXTURES AND FITTINGS

Only those items mentioned in Butler Sherborn's sales particulars are included. All other items are specifically excluded as are garden ornaments and statuary (although some may be available by separate negotiation if required).

## SERVICES

LOT 1: Mains electricity and mains water supplies installed. A drainage system will need to be installed.

LOT 1 and LOT 2 have access to natural running water via a stream.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## LOCAL AUTHORITY

Cotswold District Council - [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## VIEWINGS

Strictly by appointment with Butler Sherborn. If there are any points that are of particular importance, we invite you to discuss them with us before you travel to view the property.

Please telephone Butler Sherborn Cirencester Office T 01285 883740 or The London Office T 0207 839 0888

## DIRECTIONS

Mill Farm Barn, Whelford, Gloucestershire, GL7 4DY

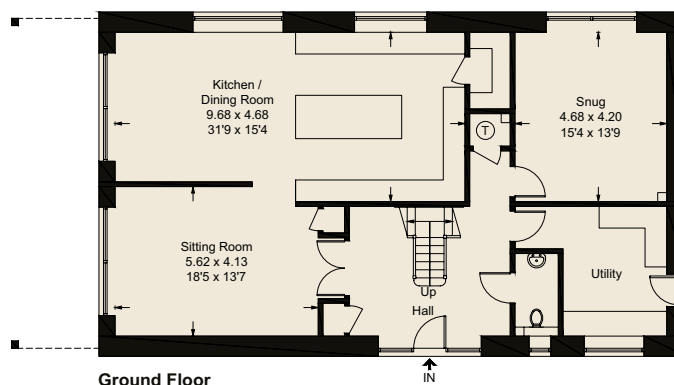
**what3words:** ///grandest.money.milky

## Mill Farm Proposed Development

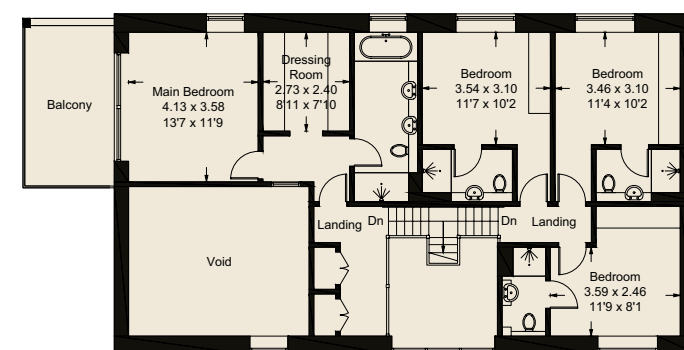
Approximate Gross Internal Area = 241.2 sq m / 2596 sq ft  
(Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223760)



Ground Floor

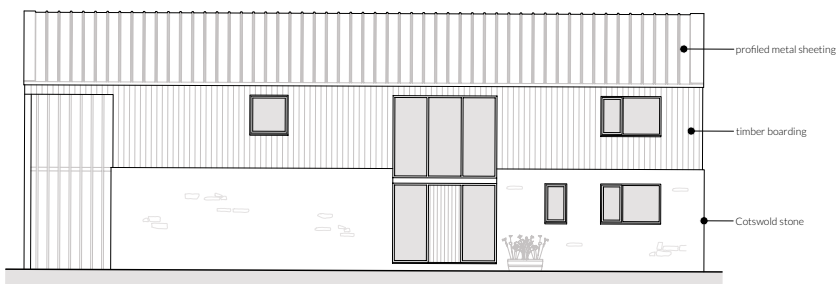


First Floor

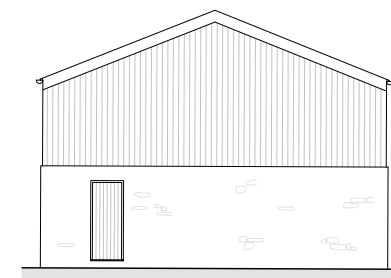


**Butler  
Sherborn**

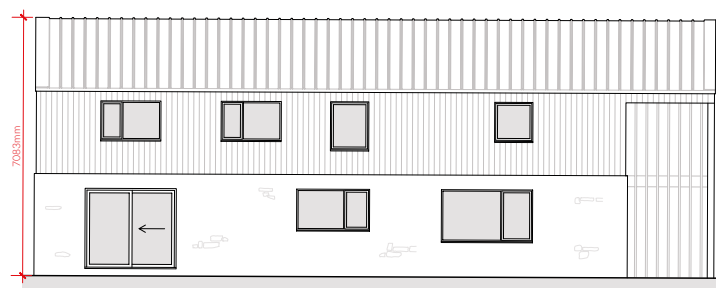
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)



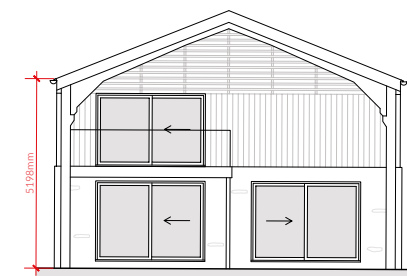
③ **Proposed East Elevation**  
1:100



④ **Proposed North Elevation**  
1:100



⑤ **Proposed West Elevation**  
1:100



⑥ **Proposed South Elevation**  
1:100

**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: July 2025. Particulars written: July 2025. Brochure by wordperfectprint.com

