

LAND AT POULTMOOR FARM

BARNESLEY, CIRENCESTER, GL7 5EQ

72.6 acres (63.8 acres of arable land and 8.8 acres of woodland)

DESCRIPTION

An attractive level block of Grade 3 land with roadside access that would be suitable for agricultural, livestock or amenity use. The land lies on the B4425 (Barnsley Road) adjacent to Barnsley Park between Cirencester and Bibury and set within the Cotswolds Area of Outstanding Natural Beauty.

TENURE

The freehold interest is being offered for sale by Private Treaty with vacant possession. The property is registered with the Land Registry under Title No. GR486165.



Cirencester Office

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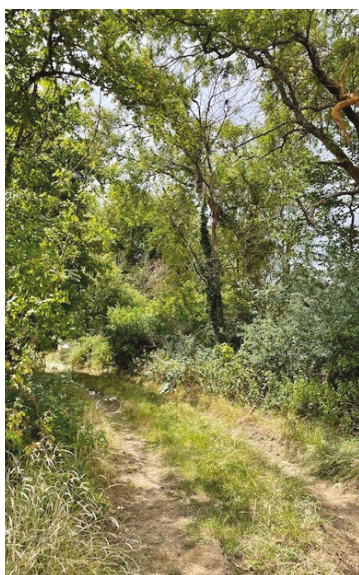
The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

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RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There is a public footpath along the western boundary and an easement for an Esso pipeline along the eastern edge of the south eastern arable field.

The property is sold subject to and with the benefit of all rights, including all rights of way whether public or private and all easements and wayleaves which may exist, whether mentioned in these particulars or not.

COVENANTS, RESTRICTIONS & OVERAGE

The land is not sold subject to any covenants or restrictions (other than those relating to the Esso Pipeline and that are apparent on the registered title) and is not being sold with overage.

ENVIRONMENTAL SCHEMES

There will be no environmental schemes in place on the land at the time of sale.

BASIC PAYMENT SCHEME

Although the land was registered under the Basic Payment Scheme no reference sums will be available to transfer to the purchaser to receive any remaining subsidy payments

SERVICES

There are no services connected however mains water is available in the adjacent road.

SPORTING

The sporting rights are included in the sale.

GROWING CROPS

The 2025 crops will be harvested by the seller. If autumn crops are planted by the seller these will be valued at cost and sold to the buyer.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX

Tel: (01285) 623000 www.cotswold.gov.uk

VIEWING

Please contact Richard Greasby on 01285 883740 or richard@butlersherborn.co.uk or Claudia Tongue on 01285 883750 or claudia@butlersherborn.co.uk to make an appointment to view the land. Please wear appropriate footwear.

DIRECTIONS

From Cirencester take the B4425 towards Bibury, go past 'The Village' pub on your left, as you come out of the village on the left side of the road you will see a sign for 'Dovecot Workshops Barnsley Park'. If you take the left turning immediately after this sign the fields can be accessed through the first gate on your right (just before the 'private road' sign).

Sat Nav postcode GL7 5EQ should bring you close to the land.

what3words: Access near Barnsley Park entrance:

[///tweezers.advances.reverted](https://www.what3words.com////tweezers.advances.reverted)

Secondary access from B4425:

[///exporters.convert.grass](https://www.what3words.com////exporters.convert.grass)



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