

established 200 years

Taylor & Fletcher



6.62 Acres Land with Barn
Broadway, WR12 7BY
Guide Price of £220,000

Land on Corner of West End Lane and Cheltenham Road Broadway, WR12 7BY

A rare opportunity to purchase good quality agricultural land with potential for development (subject to necessary planning permissions) close to Broadway village centre.

- Agricultural Barn 1,832sq ft (170 sq m).
- 6.62 Acres Land.
- Edge of Broadway Village.
- Within Cotswold AONB.

BROADWAY

Broadway is one of the best known North Cotswold villages and has a fine range of high quality shopping facilities, places of interest, eating and drinking establishments. Broadway is set within the Cotswold Area of Outstanding National Beauty and the surrounding countryside is popular with walkers and horse riders.

LOCATION

Nearby Cotswold market towns are Chipping Campden (4.5miles), Stow on the Wold (12 miles), Moreton-in-Marsh (9 miles) and Winchcombe (8 miles). The larger centres for the area are Evesham (6 miles), Cheltenham (16 miles) and Stratford-upon-Avon (15miles). There is a mainline station to London Paddington at Evesham (7 miles), Honeybourne (7 miles) and Moreton-in-Marsh (9 miles).

DESCRIPTION

The land measures 6.62 acres and is situated in

West End, within walking distance of the village centre and toward the neighbouring villages of Snowhill, Buckland and Stanton. The perimeter of the land is bound by mature hedgerow and trees, with former stock proof fencing in places. The north eastern boundary of the site adjoins residential gardens. At the southern end of the site is a vehicular access onto West End Lane and an agricultural steel framed barn measuring approximately 18.42m by 9.23m, so a total of 170 sqm (1,832 sq ft). The barn has steel clad elevations and soil floor.

MINERALS & SPORTING RIGHTS

We understand that sporting rights are not included in the sale.

WAYLEAVES & EASEMENTS

The land is sold subject to all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easement, quasi-easements and restrictive covenants and all wayleaves for poles,





strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise, and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

ENVIRONMENTAL SCHEMES

We understand that there are currently no environmental schemes existing on the land.

RIGHTS OF WAY

As far as we are aware there are no footpaths or bridle ways running through the subject property.

LAND USE AND CLASSIFICATION

The land is currently used for grazing. The land is believed to be classified, in terms of Agricultural Land Classification Grade, as principally grade 2 for the majority and part grade 3a in the north eastern corner.

TENURE & POSSESSION

The property is to be sold Freehold with Vacant Possession. There is currently a Farm Business Tenancy on the land and more details are available from the agents.

LOCAL AUTHORITY

The local authority for this property is Wychavon District Council.

TREE PRESERVATION ORDER

There are tree preservation orders on trees along the boundaries of the land. More details can be made available by the agent.

PRICE

The Guide Price is £220,000.

OVERAGE

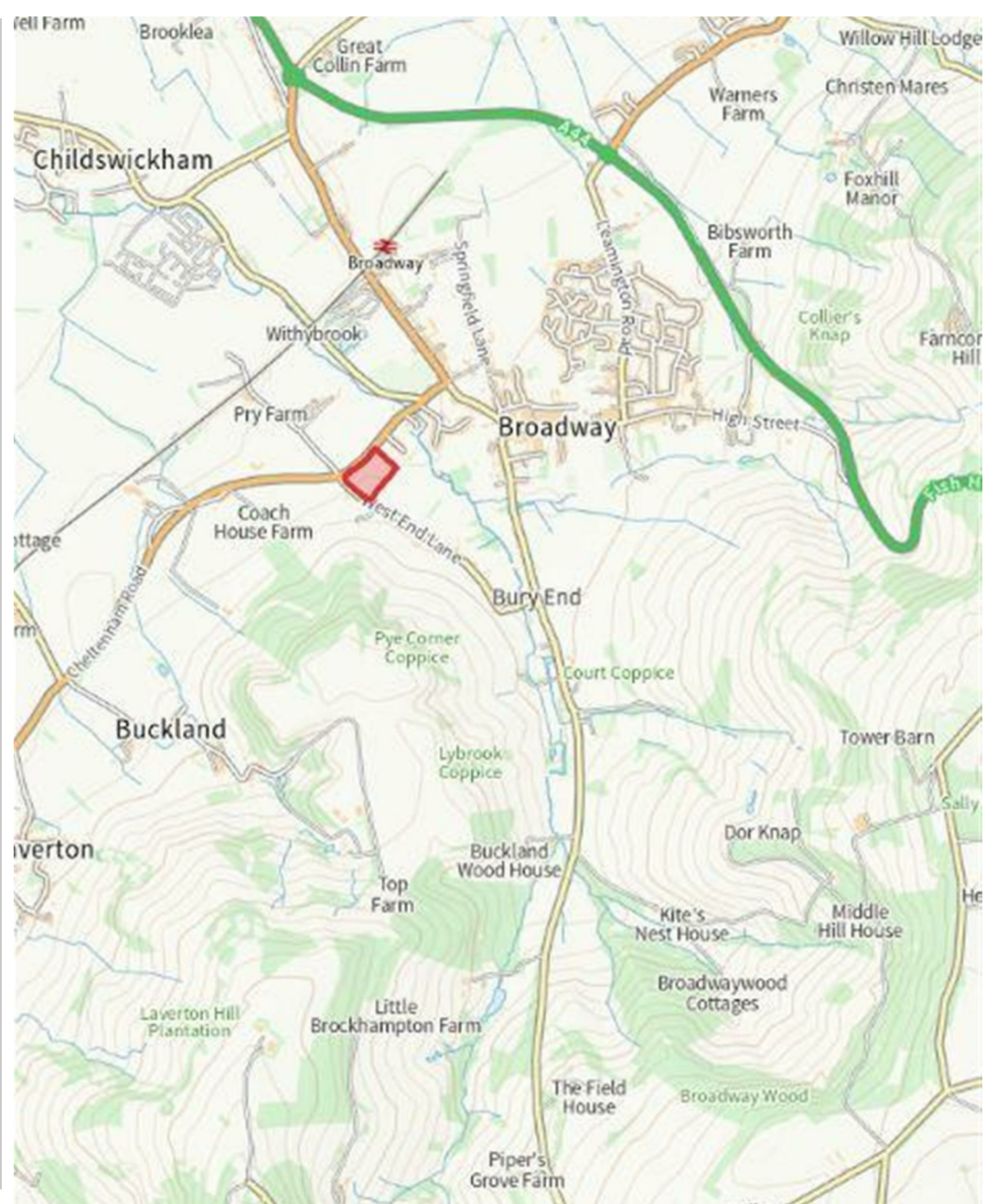
There will be an overage clause retained on the

land in favour of the Vendors with regards any higher use value achieved on the land through a successful planning permission. Further details available from the Agent.

VIEWING

By appointment only through Tayler and Fletcher, Fox Cottage, Digbeth Street, Stow on the Wold. GL54 1BN.

Tel: 01451 830 383. Email: stow@taylerandfletcher.co.uk



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