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Taylor & Fletcher



Land at Bourton-on-the-Hill, near Moreton-in-Marsh, GL56 9AQ

Auction Guide Price £150,000 - £180,000



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9 acres of pasture land situated in an elevated and commanding position overlooking the village and Evenlode valley beyond.

Viewing

Strictly by prior appointment through the Stow-on-the-Wold Office of Tayler and Fletcher. 01451 830383. Please ensure that the gate is shut securely upon entering and leaving the land.

Important Notice

We recognise that we cannot prevent prospective purchasers from accessing the land at any time. Prospective purchasers are advised to wear sturdy boots, appropriate clothing and take utmost care at all times particularly when viewing the dilapidated outbuilding and modern barn. The agents are willing to accompany prospective purchasers should they so wish at any reasonable time. If the land is viewed independently the agents nor the vendors accept any liability for accidents beyond their control and you are urged to take care.

Directions

The land is situated on the corner of the Sezincote Road and the A44 [Oxford to Evesham Road].

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Location

The land is situated in an elevated position and accessed off the Sezincote Road high above the village of Bourton-on-the-Hill. Due to its elevated position there are some outstanding views over the rooftops of various properties and the parish church in the village looking across the Evenlode valley beyond.

Bourton-on-the-Hill is an attractive north Cotswold village and has won the Bledisloe Cup Best Kept village competition in the past. Its amenities include the Horse and Groom public house and the impressive Parish Church of St. Lawrence.

Moreton-in-Marsh is approximately 2.5 miles. It has an excellent range of shops and facilities including two supermarkets, a convenience store and many other boutique style shops and a large garden centre. Moreton-in-Marsh also has a mainline train station with a frequent

service to London Paddington via Oxford and Reading as well as the North Cotswolds hospital and the Four Shires Medical Centre.

Description

The land is accessed via a five bar timber gate which leads through a small enclosure and between Points A and B shown on the plan included within these auction particulars.

[The small enclosure is identified as Title Number GR 430206 and is specifically not included as a part of the sale]. At the far end of the small enclosure is a further five bar timber gate which gives access to the land to be sold.

The land extends to approximately 9.1 acres and is mainly permanent pasture.

It is currently split into three main enclosures which are subdivided by a mixture of post and rail fencing and Cotswold stone walling.

Situated within the lower enclosure is a dilapidated former poultry house constructed of timber elevations under a pitched corrugated asbestos roof. It measures 50' x 18'.

The land is surrounded in part by Cotswold stone walling, post and rail fencing and mature trees.

Services

There is a metered mains water supply together with a number of water troughs situated in various parts of the land.

There is an overhead mains electric supply which crosses the land and where it may be possible to take a connection. In respect of the services prospective purchasers must make their own enquiries in order to satisfy themselves concerning any services which exist and prior to the auction.

Planning

The land is situated within the Cotswold Hills Area of Outstanding Natural Beauty but not within the Bourton-on-the-Hill Conservation Area.



Overage Clause

The land is sold with a positive overage covenant with restriction. The overage provides for payment of the overage sum on the trigger of planning permission for the development of the whole or part of the land during the overage period. The full wording will be contained within the Legal pack.

Asbestos

An asbestos survey was prepared in May 2023 and will be made available as part of the legal pack.

The provision of the Asbestos Survey in the legal pack is not to be adopted as verification by the seller that the materials assessed in the report correlate to the extent of the potential asbestos material on the site, due to the inability to access some areas as a result of overgrowth. The successful purchaser will need to appoint a competent asbestos removal expert to carry out a Technical Specification and Scope of Works Report.

Prospective purchasers are deemed to be aware of any asbestos on the site and the site is sold as seen.

Rights of Way

We are unaware of any public or private rights of way over the land; however, prospective purchasers should make their own enquiries in order to satisfy themselves as to this point and prior to the auction.

Wayleaves and 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 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.

Minerals and Sporting Rights

We are advised that the mineral and sporting rights such as they might be are to be included in the sale.

Special Conditions of Sale

These will be available for inspection at the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.

Auction Pack

This will be available from the vendor's solicitors 14 days before the auction.

Vendors Solicitors

Messrs. Kendall and Davies,
Thurstan House, Oxford Street
Moreton-in-Marsh, GL56 0JF
Tel: 01608 650312
Shirley.Lansiquot@kendallanddavies.co.uk

Prospective Purchasers

Parties interested in purchasing the land are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

Administration Fee

The successful purchaser of the land will be liable for an administration charge of £1,000 plus VAT payable to 'Taylor and Fletcher' and this will be a condition of the contract.

Reserve

The land will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendor's also reserve the right to sell or withdraw the land prior to the auction.

Anti Money Laundering

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the anti money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence or Passport.

Completion

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit by bank transfer via their solicitors to Kendall and Davies the following morning. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

Date of Sale

Thursday 5th September 2024 at 6pm precisely.

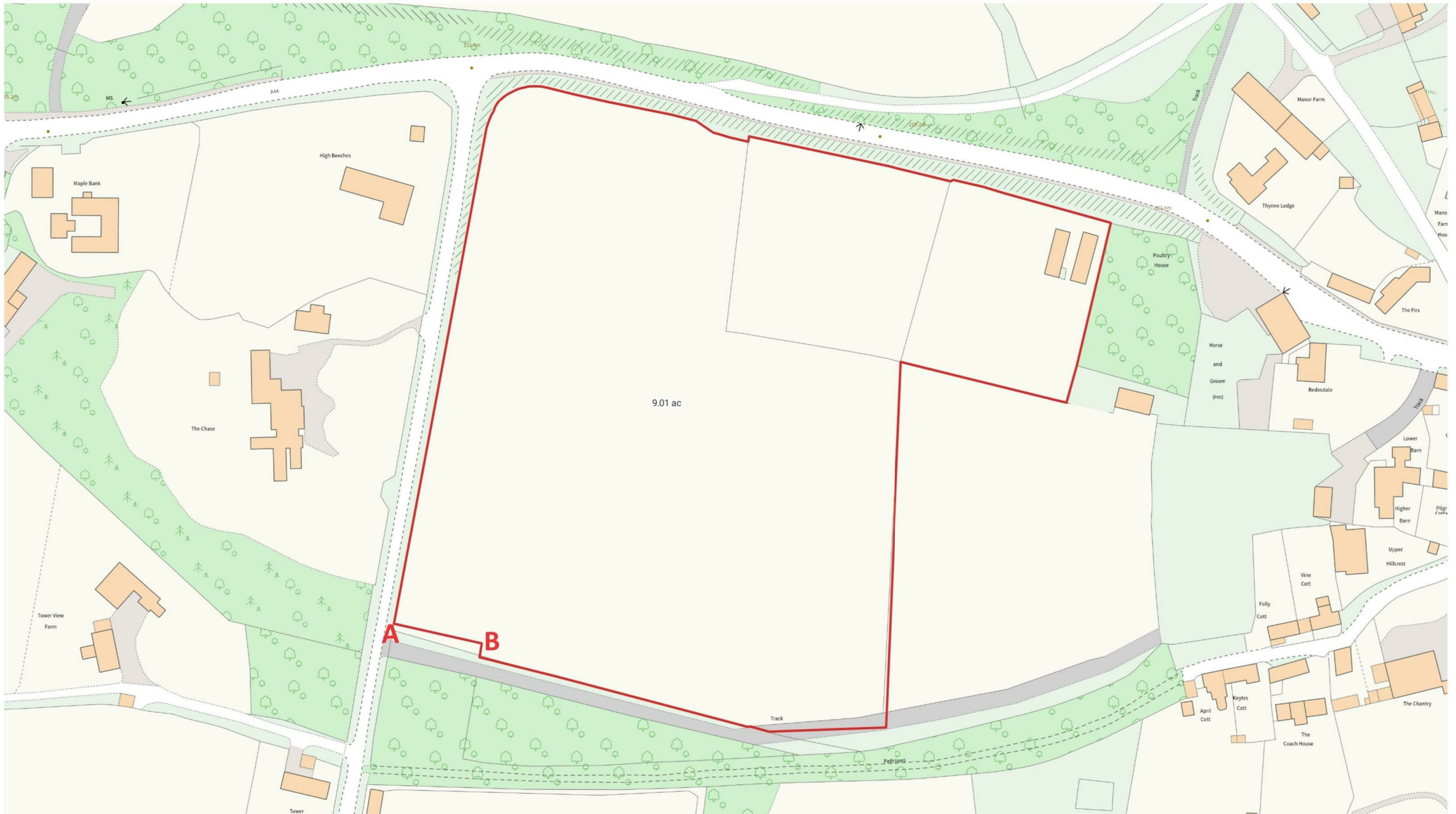
Place of Sale

The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR.

Please see map opposite and do not rely on Sat Nav.



Plan



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 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.