

established 200 years

Taylor & Fletcher



Plot 2 - Land south of Meadowside, Church Street
Weston-Subedge, Chipping Campden, GL55 6QT

Auction Guide Price £72,000



Plot 2 - Land south of Meadowside Church Street

Weston-Subedge, Chipping Campden, GL55 6QT

4.76 acres of pasture land situated in an elevated position overlooking the village and with far reaching views over countryside.

Viewing

Viewing is strictly by appointment only. If you wish to view the land you must register your interest with the agents beforehand. The access gates are denoted by a black dot on the accompanying plan.

Important Notice

If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk.

The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Potential purchasers are advised to wear sturdy footwear and take utmost care and caution at all times.

Directions

Plot 2 is located on the southern edge of the village close to the parish church. Plot 2 is accessed off Dovers Hill.

What3words

///shadows.craftsman.owns

Location

The land is situated on the southern edge of Weston-Subedge, an attractive Cotswold village with local facilities including the Parish Church of St John the Baptist and St Lawrence together with The Seagrave Arms Public House and village hall which offers hospitality via 'The Village Bar' giving an opportunity for locals to meet in convivial surroundings.

Set above the village is Dovers Hill, owned by the National Trust and providing a lovely amenity for walking and enjoying the spectacular views. Hidcote House, also owned by the National Trust is

located nearby.

Chipping Campden and Broadway are within a 5 mile radius, and the larger centres of Evesham and Cheltenham are 8 miles and 20 miles respectively.

Description

Plot 2 is accessed via a metal gate off Dovers Hill. It comprises 4.76 acres of gently sloping pasture and which adjoins Plot 1 and is separated by a stream. The land is surrounded by mature hedging.

Services

We are not aware of any services which may be connected to the land.

Local Authority

Cotswold District Council,
Trinity Road, Cirencester,
Gloucestershire GL7 2PX
Tel: 01285 623000

Planning

The land is situated within the Cotswold Hills Area of Outstanding Natural Beauty.

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 wording will be contained within the legal pack.

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

Each lot is For Sale freehold with vacant possession upon completion.

Auction Pack

This will be available from the Vendor's solicitor 14 days before the auction.

Vendors Solicitor

Messrs Tanners,
Lancaster House, Thomas Street,
Cirencester, Gloucestershire GL7 2AX
Tel: 01285 659061
Nigel Edge acting
nte@tanners.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 each lot will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

Reserve

Each lot 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.

Deposit and 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 the following morning and by prior agreement with the Vendor's solicitors. Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

Anti Money Laundering

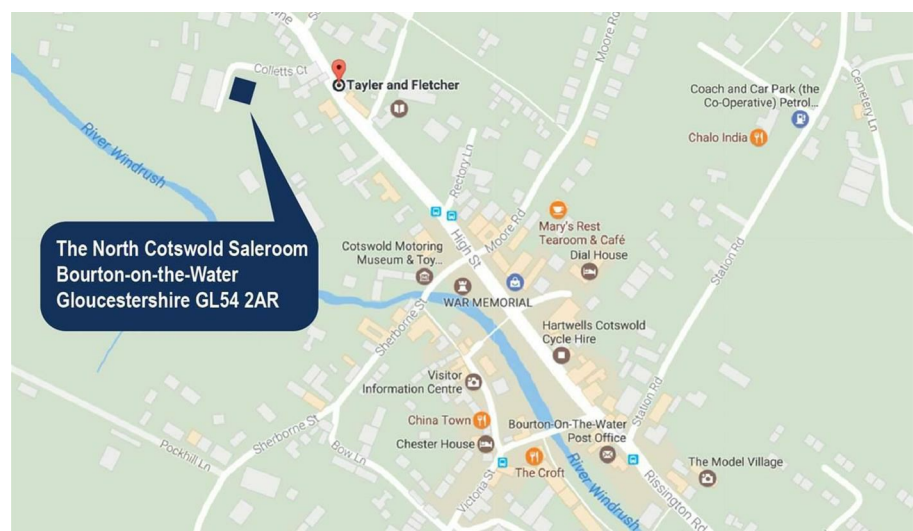
Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the money laundering regulations before the auction commences. This must be a proof of address, Utility bill no older than 3 months or Council Tax bill for the current period, and photographic ID, Driving Licence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

Date of Sale

Wednesday 11th December 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.



Land at Weston-Sub-Edge
Plot 1 18.59 acres Plot 2 4.76 acres
Total 23.35 acres



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50 m
Scale 1:2500 (at A4)

