

established 200 years

Tayler & Fletcher



Land to the North of the Byre, Badsey Lane, Willersey, WR11 7HF

Offers Invited



Land to the North of the Byre Badsey Lane , Willersey, WR11 7HF

A rare opportunity to buy 20 acres of pasture land which has recently been granted planning permission for the construction of a livery yard.

Viewing

Strictly by prior appointment through the Stow-on-the-Wold office of Tayler & Fletcher (01451 830383). Prospective buyers are requested to contact the office before visiting the site to register their details.

Please ensure that any gates are shut securely on entering and leaving the land.

Important Notice

We recognise that we cannot prevent prospective purchasers from accessing the land at any time and all interested parties are requested to register with us before viewing the land. Prospective purchasers are also advised to wear sturdy boots and appropriate clothing. The agents are willing to accompany prospective purchasers should they so wish at any reasonable time. If the land is viewed independently neither the agents nor the vendors accept any liability for accidents beyond their control and you are urged to take utmost care at all times.

Directions

From Stow-on-the-Wold, take the A424 and A44 towards Broadway. From the bottom of Fish Hill at the roundabout take the third exit signed to Willersey and at the mini roundabout go straight over and then under the railway bridge into Badsey lane and the land is accessed via the track to the Solar Farm.

What3Words

long.backswing.games

Location

The land is situated off Badsey Lane and is between the villages of Willersey and Badsey.

Description

The land is a gently sloping parcel of pasture extending to 20.32 acres and including a former pond. Planning permission has been granted for the construction of a magnificent livery yard.

Access

The land is accessed over the track leading to and in the ownership of the neighbouring Solar Farm. Rights of way for pedestrian and vehicular access will be granted for all purposes and at all times.

Rights of Way

There are no rights of way that cross the land.

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.

Planning

Planning permission was granted 'on appeal' [Reference APP/F1610/W24/3351725] for the construction of livery yard to include stable building for 15 equines with lean-to for storage feed and bedding,

formation of midden, formation of surface water attenuation basin, landscaping and change of use of land from agriculture to equine related use and in accordance with the terms of application Ref 23/02608/FUL.

Services

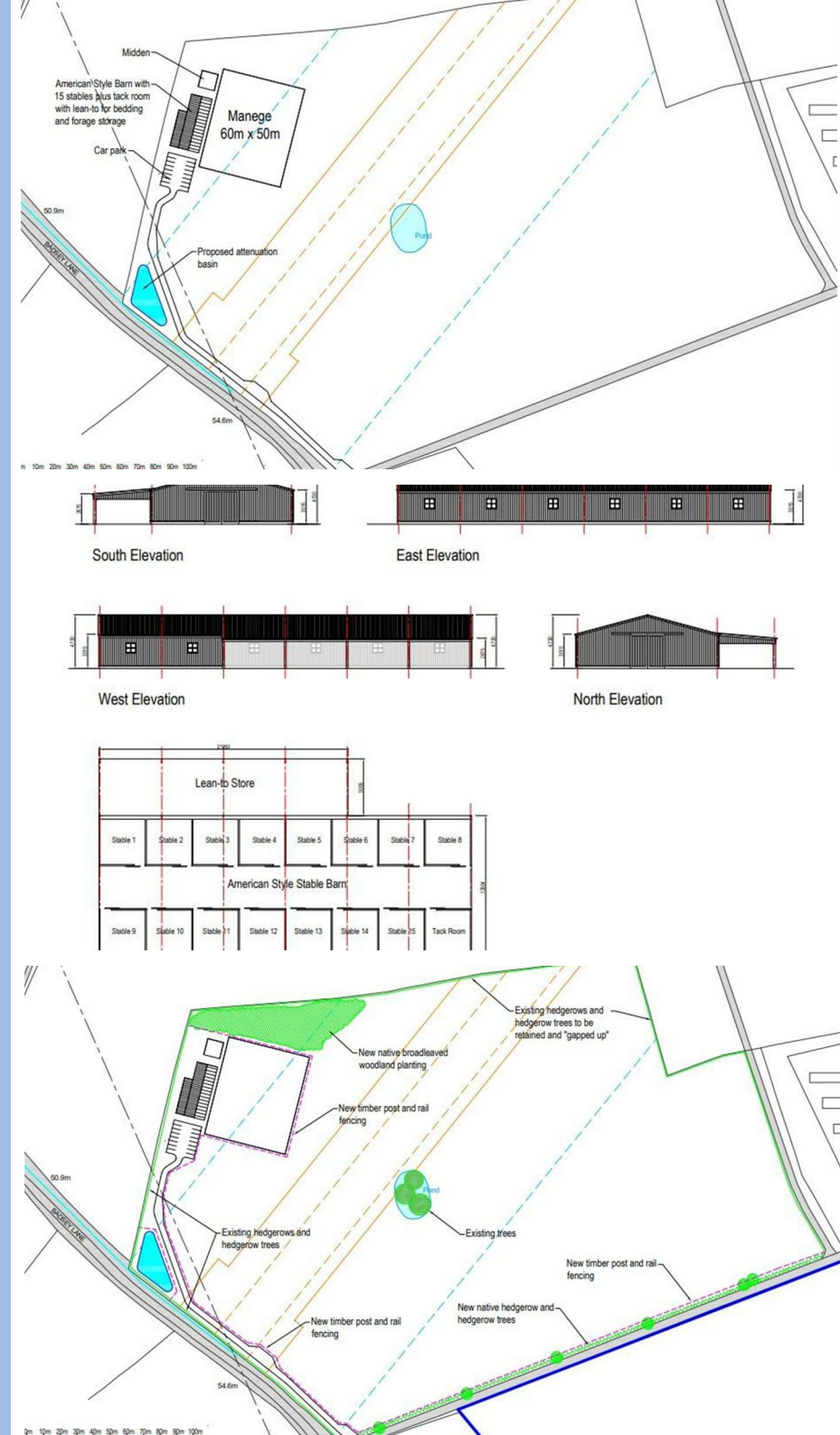
There are no water or electricity connections on the land but we are advised they are available close by.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX
www.cotswold.gov.uk
Tel: 01285 623000

Tenure and Possession

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

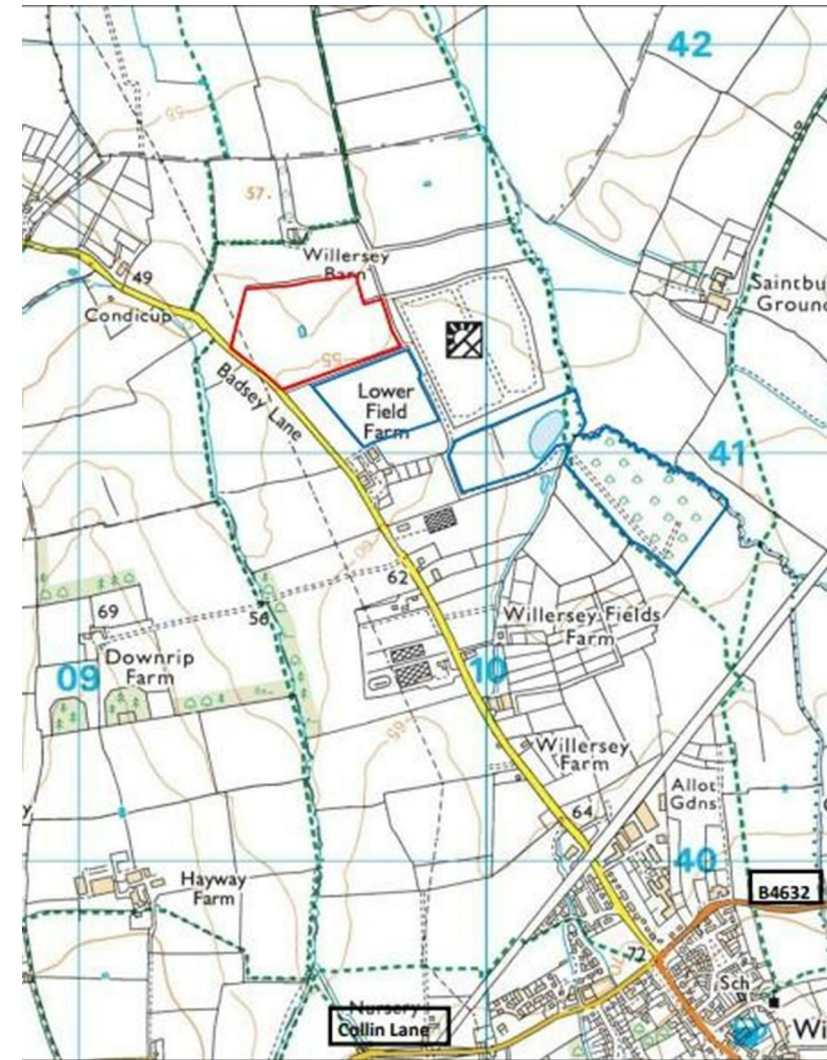


Plan

Land at Willersey



Area Map



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.