

established 200 years

Tayler & Fletcher



Crippetts Farm, Crippetts Lane (Lot 2)
Leckhampton, Cheltenham, GL51 4XT

47.68 Acres of pasture land
Guide Price £450,000

Crippetts Farm Crippetts Lane

Leckhampton, Cheltenham, GL51 4XT

48.22 Acres of pasture land.

LOCATION

Situated less than 3 miles from Cheltenham centre, Crippetts Farm is a hidden gem nestled at the foot of Shurdington Hill. In spite of it's extreme ease of access into Cheltenham, the land benefits from a fantastically secluded setting, accessed up an adopted road known as Crippetts Lane, which leads to Crippetts Farm and four other properties, and countryside walks and bridlepaths.

The Farmhouse and buildings (Lot 1) are set back off Crippetts Lane, with it's own private drive within the 14.82 acres encompassed in Lot 1. Lot 2 is then a ring fenced 48.22 acre parcel of pasture land which climbs up towards the top of Shurdington Hill, both lots benefiting from multiple access point up Crippetts Lane.

DESCRIPTION

Lot 2 extends to 48.22 acres of permanent pasture land. The land is mainly rough grazing but in good condition. Akin to a parkland layout, the land benefits from stunning ancient oak trees sparsely dotted throughout.

The land fenced with post and stock netting, which in the main is in stock proof condition, however, some stretches are dilapidated, so may require attention. There is some internal fencing for division and stock handling.

ACCESS

The land benefits from multiple gateways along the lane and all access gates are

suitable for vehicles. The main access point at the bottom of the hill is suitable for larger agricultural machinery. When accessing via the main gateway there is a stock handling area and a small area of hard standing.

LAND AND SOIL CLASSIFICATION

The land is Grade 4 as stated under the MAAF Agricultural Land Classification.

Regarding the soil structure, the land is divided laterally half way up the hill, the bottom half is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, the top half is shallow lime-rich soils over chalk or limestone.

ALTITUDE AND TOPOGRAPHY

At the point of accessing the land from the main access at the bottom of the hill the land sits at an altitude of approximately 115 meters above sea level, rising to the up the hill to an altitude of approximately 225 meters above seas level at the most southern and highest point, offering an exceptional elevated position with stunning views over Cheltenham.

PREVIOUS USE

The land has in the past been used for, livestock farming, and has been grazed by sheep, cattle and horses in parts used for hay making. The land is currently being grazed with cattle.

TENURE - Freehold

Freehold with Vacant Possession upon completion.





SERVICES

The land has a spring supply for water and is equipped with numerous water troughs.

There is no electric supply to the land. There is an electric supply to the house and buildings within lot 1.

PUBLIC RIGHTS OF WAY

There is a bridleway along the southwest corner of the Land, this is well fenced and signed preventing ingress of public onto the land. There are no other registered public rights of way over 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, 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.

SPORTING AND MINERAL RIGHTS

We understand that these are owned and included in the sale.

VIEWING

Strictly by prior appointment via our Chipping Norton Office

Tel: 01608 644344

Email: c.norton@taylorandfletcher.co.uk

METHOD OF SALE

The Property is for sale as a whole by Private Treaty.

LOCAL AUTHORITY - Tewkesbury

Tewkesbury Borough Council

Public Services Centre

Gloucester Road, Tewkesbury

Gloucestershire

GL20 5TT

Tel: 01684 295010

Email: www.tewkesbury.gov.uk

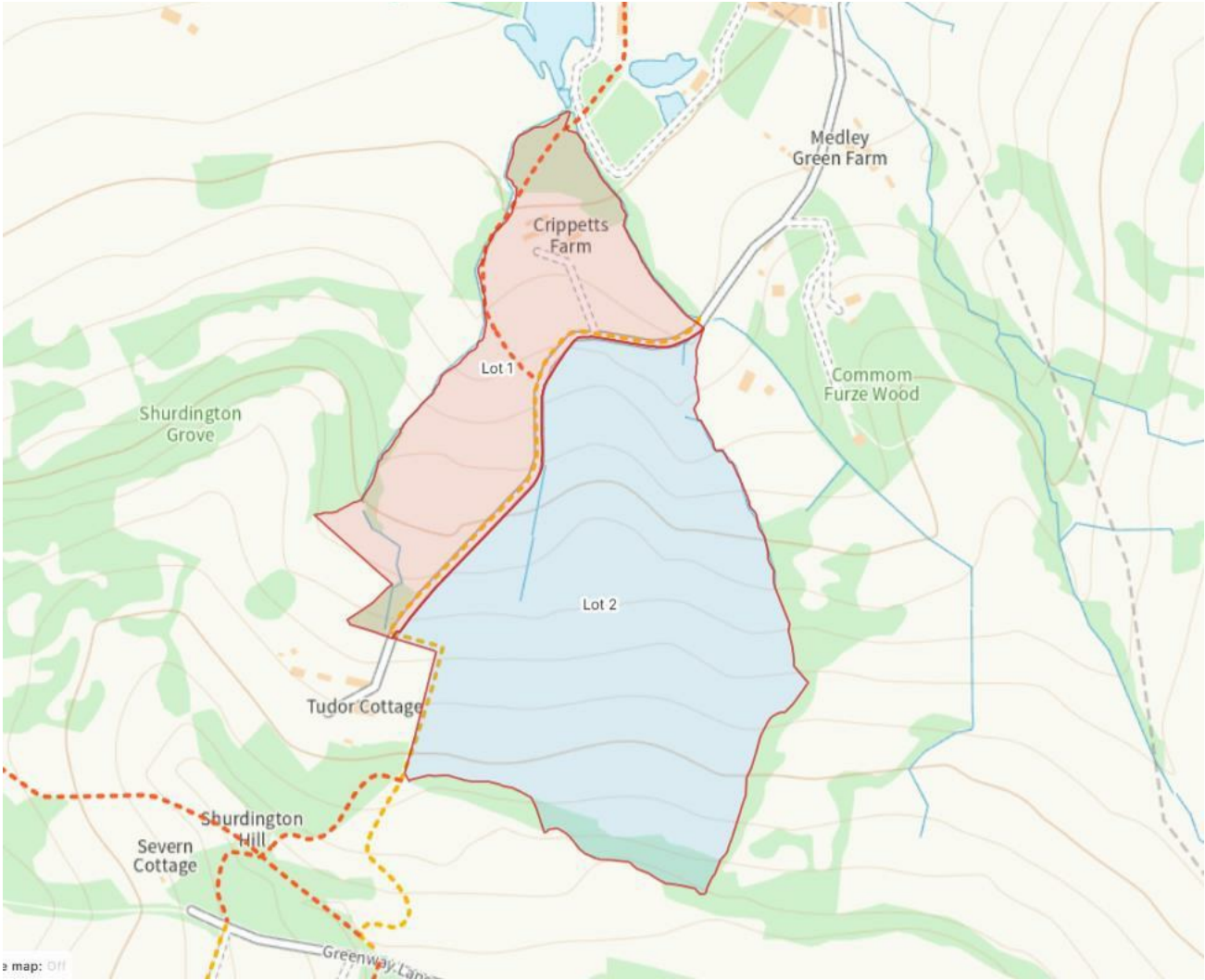
LOT 1

Lot 1 is Crippetts Farm, including Farmhouse a range of outbuildings and 14.82 acres. The interested parties of Lot 1 shall have first refusal of Lot 2.

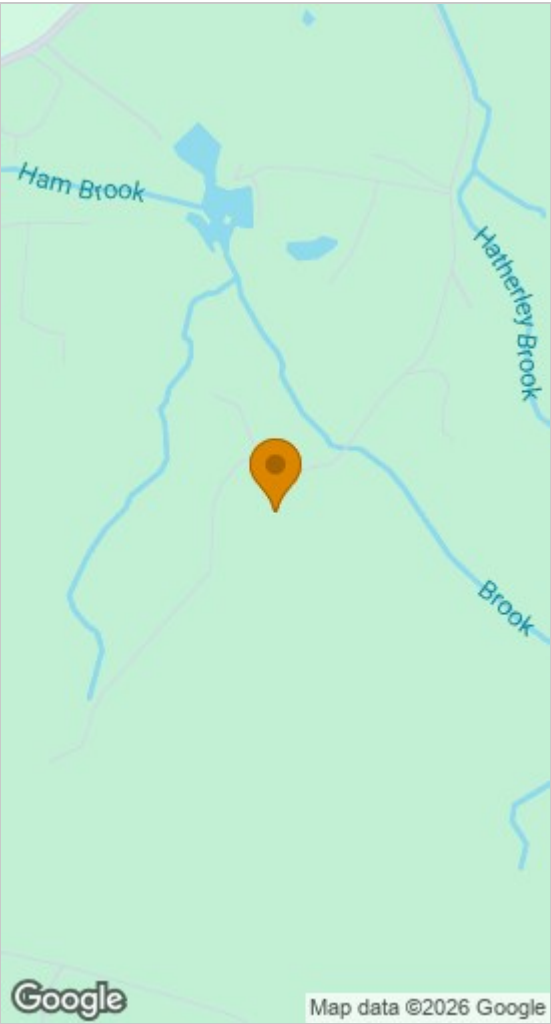
AGENTS NOTE

Bridlepath and footpaths as per plan

Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	