

LAND ADJOINING THE OLD BEAR INN,
CUTHAM LANE, PERROTT'S BROOK, CIRENCESTER,
GLOUCESTERSHIRE, GL7 7BP

TITLE NUMBER – GR234785





An attractive parcel of land extending to approximately 1.33 acres, situated in Perrotts Brook on the outskirts of Cirencester, offering an appealing opportunity for those seeking land for equestrian, recreational or other rural pursuits.

The land incorporates a useful barn-style structure which could lend itself to conversion for use as a stable, subject to any necessary consents. With its generous size and versatile nature, the property offers scope for a variety of uses, whether as grazing land, for keeping horses or simply as a private piece of land to enjoy.

The land is offered for sale subject to an uplift clause, designed to protect the current owner's interest in any future development potential. The proposed terms provide for an uplift payment of 25% of any increase in value arising from planning consent or subsequent development, for a period of 35 years from completion.







GENERAL INFORMATION

Access may be gained via a five bar gate along Cutham Lane

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TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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