



Land off Sevenleaze Lane
Edge, Painswick, Gloucestershire

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An attractive block of arable and pastureland on the edge of the Cotswolds.

Edge 1 mile, Painswick 3 miles, Stroud 4 miles, Gloucester 7 miles, Cheltenham 11 miles, Cirencester 17 miles

Well located arable & pastureland
Roadside access | Three good sized enclosures
Woodland | Attractive outlook

About 32.51 acres (13 ha) in total

Available as a whole

Situation

The land is located approximately 1 mile to the north of Edge and approximately 3 miles to the west of the popular town of Painswick in rural Gloucestershire. The market town of Stroud is easily accessible situated just 4 miles to the south with the city of Gloucester located 7 miles to the north west and Cheltenham Spa 11 miles to the north east. The land is well located for all network connections with the M5 motorway and A417 dual carriageway within easy reach and mainline train stations located in Stroud, Gloucester and Cheltenham.

The Land

Extending to approximately 32.51 acres as a whole the land is an attractive and gently undulating, ring-fenced block of arable (12.37 acres) and permanent pasture (20.12 acres) with areas of woodland interspersed across the three enclosures. Currently occupied under a Farm Business Tenancy (FBT), which is due to expire on 29th September 2024, the arable land is included within a standard arable rotation and benefits from roadside access on the northern



boundary with in-field gates providing access to the pastureland which is currently utilised for grazing purposes. The land provides an excellent opportunity to purchase an attractive block of land with potential for agricultural, equestrian or natural capital purposes.

General

Method of sale: The land off Sevenleaze Lane is offered for sale as a whole by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Farm Business Tenancy: The land is currently occupied under a Farm Business Tenancy (FBT) until the 28th September 2024. Further details are available upon request.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

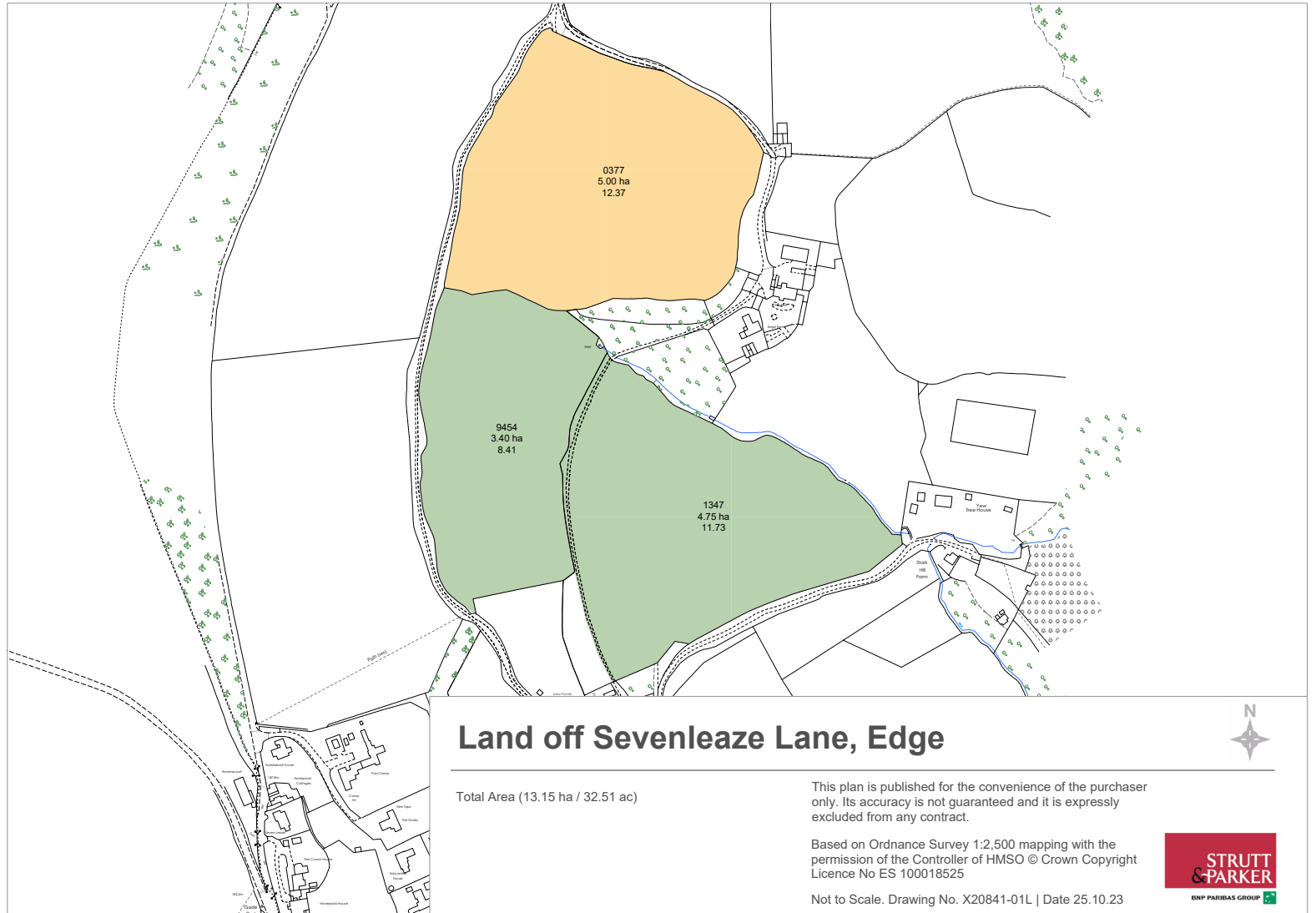
A public footpath crosses over the land. Further details are available from the vendor's agent.

Lotting: The Land is available as a whole, however the vendor may consider selling in Lots. Further details are available from the vendors agent.

Right of Access: The land will be sold subject to an existing agricultural right of access (third party owned) which runs adjacent to the east of Edge Farm Cottages providing access into field 1347.

Designations: The land lies within the Cotswold Area of Outstanding Natural Beauty (AONB) and within a Nitrate Vulnerable Zone (NVZ).

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.



The sporting rights are reserved for the 2023/24 shooting season under a lease of sporting rights which is due to expire on 2nd February 2024. Further details available from the vendor's agent.

Restrictive Covenant: The land will be sold subject to a restrictive covenant limiting the use to agricultural or private equestrian use.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land

Registry Title deed, details of which will be made available by the vendor's solicitors on request.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment are specifically excluded from the sale.

Local authority: Stroud District Council (stroud.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.



Solicitors: Wilmot & Co Solicitors LLP,
38 Castle Street, Cirencester GL7 1QH

What3words: ///gains.pitch.equal

Guide Price: £350,000

Directions

From Edge head north on the A4173 after 0.25 miles turn right onto Sevenleaze Lane and continue for just under a mile. Take your second right and continue along the lane and the land is the second gateway on your right hand side.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester 01285 653101.


Cirencester

15 Dyer Street, Cirencester, GL7 2PP

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Over 45 offices across England and Scotland,
including Prime Central London

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