



Land at Southrop
Gloucestershire

For the finer things in property.



Land at Southrop Gloucestershire

A pasture field of 30 acres on the edge of a popular Cotswold village.

Lechlade 3 miles, Cirencester 12 miles,
Burford 7 miles

Situation

The land is situated on the northern edge of Southrop, a very pretty Cotswold village between Cirencester and Lechlade. The market town of Fairford is about 4 miles to the West and Burford is 7 miles to the north.

The farmland

The land comprises gently sloping permanent pasture. The River Leach partly borders the eastern boundary. It has been grazed by sheep and cattle for many years.

General

Method of Sale: The land is offered for sale as a whole by private treaty.

Services: We have not been made aware of any services connected to the land.

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.

Access: Main access is from Eastleach Lane leading from Southrop. The title also refers to an access from the east from Fyfield. A statement of truth will be provided by the seller to be agreed between solicitors

Public Rights of Way: There are three public footpaths across the land.

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

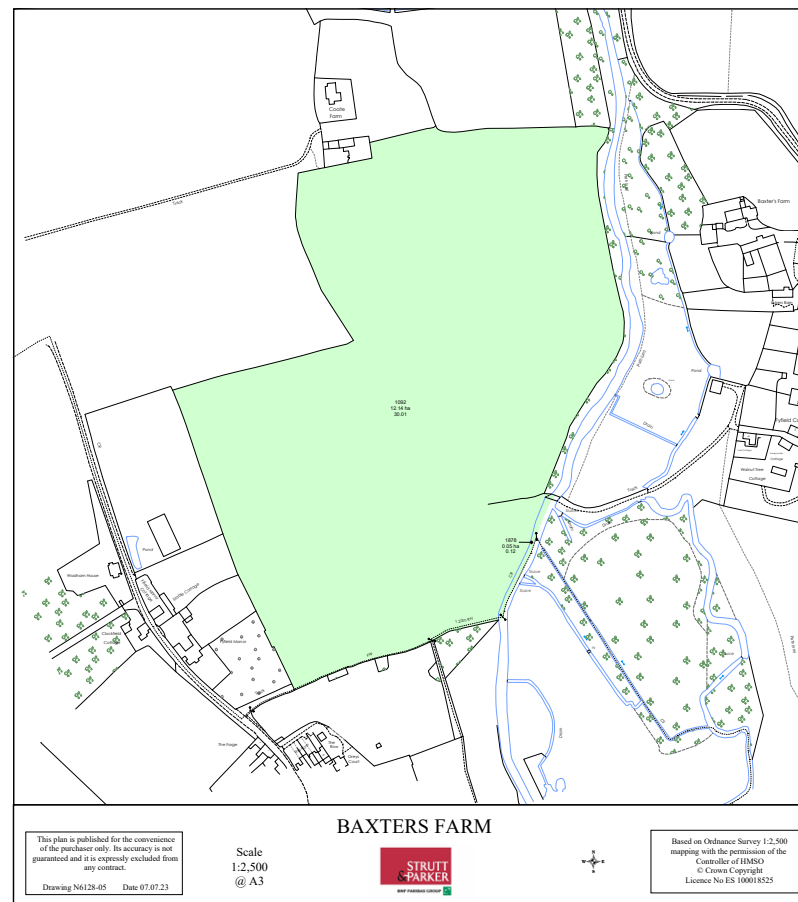
Overage Clause: A development Uplift Clause will be imposed on the land.

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 upon request.

Local Authority: Cotswold District Council.

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.

Tenure: Freehold

Guide price: £400,000

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2023. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

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