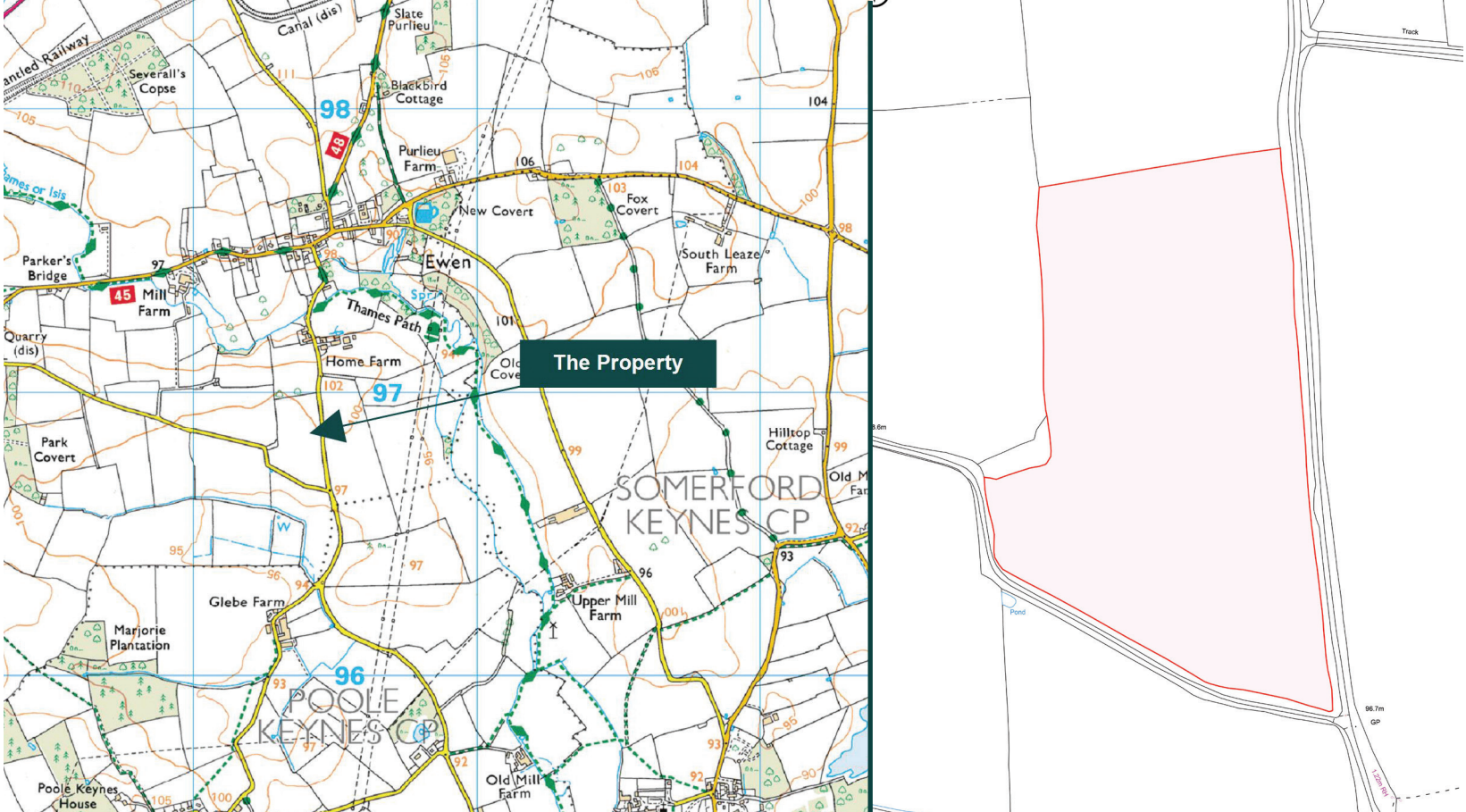




LAND & DEVELOPMENT

FOR SALE AS A WHOLE
PASTURELAND AT EWEN, CIRENCESTER

Extending to 12.15 acres

PASTURELAND AT EWEN, CIRENCESTER, GLOUCESTERSHIRE GL7 6BU

FOR SALE BY PRIVATE TREATY

The sale provides an opportunity to purchase attractive level pastureland.

12.15 acres as a whole.

The boundaries comprise established hedgerows and stock proof fencing with access points from the Highway. There are no public right of way that cross the property. The land is ideally suited for equestrian, agricultural or amenity use.

LOCATION

The property is situated to the south of the popular village of Ewen, which is located about 2 miles to the south west of Cirencester in Gloucestershire.

VIEWING

At any reasonable time with a copy of these sale particulars.

SUBSIDY SCHEME

The land is registered with Rural Payments Agency and currently forms part of a Sustainable Farming Incentive Agreement. The scheme is not transferable to a buyer and will be cancelled on Completion of a sale.

SERVICES

A private mains water supply runs through the property. The buyer will be obligated to install a sub meter within 1 month of completion. The Seller will reserve a right to maintain their existing water supply. Further details are available from the Selling Agent.

INGOING VALUATION

There will be no ingoing valuation of growing crops.

BOUNDARIES

The Seller will remove the current fence and existing water trough along the northern boundary. The Seller will erect a new stockproof fence prior to Completion of a sale.

SPORTING, TIMBER & MINERALS

The sporting rights, timber and minerals, as far as they are owned, are included in the sale.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1EX.

TENURE

The property is freehold with vacant possession on completion.

SELLER'S SOLICITORS

Sewell Mullings Logie, 7 Dollar Street, Cirencester, Gloucestershire GL7 2AS. Tel: 01285 650000



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