

LAND AT SOUTHROP

Lechlade, Gloucestershire, GL7 3NZ



LAND & DEVELOPMENT
CHARTERED SURVEYORS

Land at Southrop Lechlade, Gloucestershire

In all about 56.82 acres (22.99 hectares)

Ideally suited for agricultural, equestrian or amenity uses.

For Sale by Private Treaty
as a whole or in up to 3 lots.

LOCATION

The property is situated to the north of the picturesque Cotswold village of Southrop between the towns of Cirencester and Lechlade. The market town of Fairford is about 4 miles to the west and Burford is approximately 4 miles to the north.

THE PROPERTY

The property comprises three productive arable fields that are reasonably level, extending in all to about 56.82 acres (22.99 hectares). The property is being offered for sale as a whole or in up to three lots. Lot 1, shaded pink, extends to approximately 35.57 acres. Lot 2, shaded blue extends to approximately 12.10 acres. Lot 3, shaded green, extends to approximately 9.15 acres.

The fields are mainly bounded by established hedgerows. The arable land is currently planted to spring barley, winter bird cover and flower rich mixtures. Parts of Lot 1 and 2 are planted to winter bird food and flower rich mixtures. The land is Grade 3 as shown on the Agricultural Land Classification plan. There are no know services connected to the property. The land is ideally suited for agricultural, equestrian or amenity uses.

VIEWING

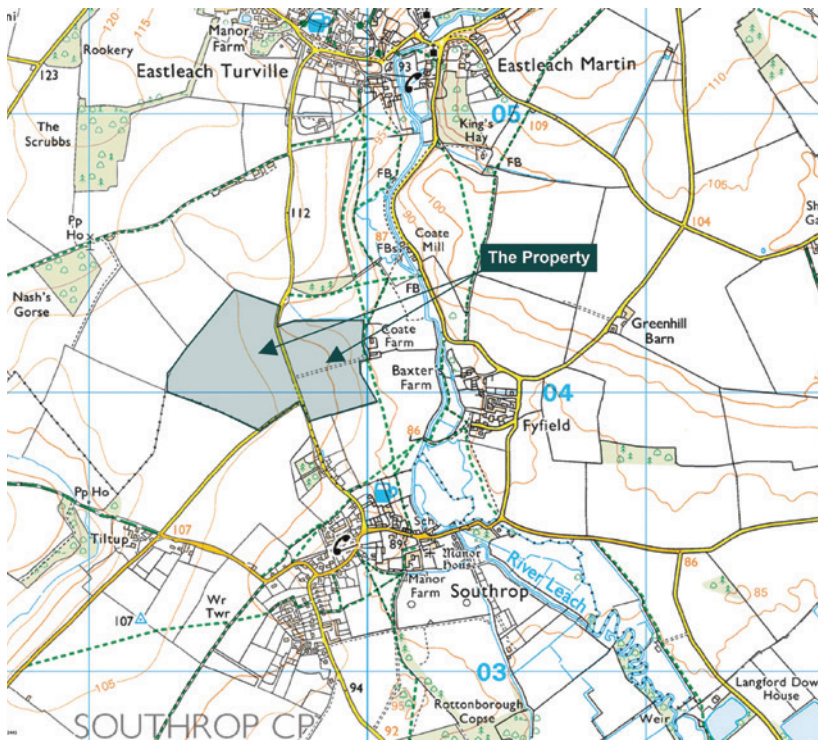
At any reasonable time with a copy of these sale particulars. What3words /// poppy.lawns.graphics

METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole or in up to 3 Lots, with vacant possession on completion.

FARMING ARRANGEMENTS

The Seller will complete the 2025 harvest. The right of holdover may be required by the Sellers to complete the harvest. There should be no ingoing valuation of growing crops. It is anticipated that the Seller will not plant a winter crop following harvest.



ENVIRONMENTAL SCHEMES

The land is part of a wider Countryside Stewardship Agreement which commenced on 1st January 2024 for a term of 5 years. The benefits and obligations of the scheme could be transferred to the buyer of each Lot, where possible, at completion. The land is also part of a Sustainable Farming Incentive Agreement. The scheme is not transferable to the buyer and will be cancelled. Further details are available from the Selling Agent.

DEVELOPMENT OVERAGE

The Seller shall be entitled to a 30% uplift of the value should planning permission is obtained for any use other than agriculture, horticulture or equestrian for a period of 40 years. Overage is paid on triggering the planning permission or selling the property with the benefit of planning permission.

ACCESS & RESTRICTIVE COVENANTS

- A right of way is granted over the track to the property known as Coate Farm.
- An existing restrictive covenant is imposed that the seller may not cross the access track with vehicles except at the point adjacent to the public highway
- If Lots 2 and 3 are sold separately the buyer of Lot 2 will own the track. Access rights to Lot 3 will be provided.

SPORTING, TIMBER & MINERALS

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

TOWN & COUNTRY PLANNING

The property falls within Cotswold National Landscape. A public footpath crosses part of Lot 2 adjacent to the eastern boundary.

RIGHTS & 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.

SELLER'S SOLICITOR

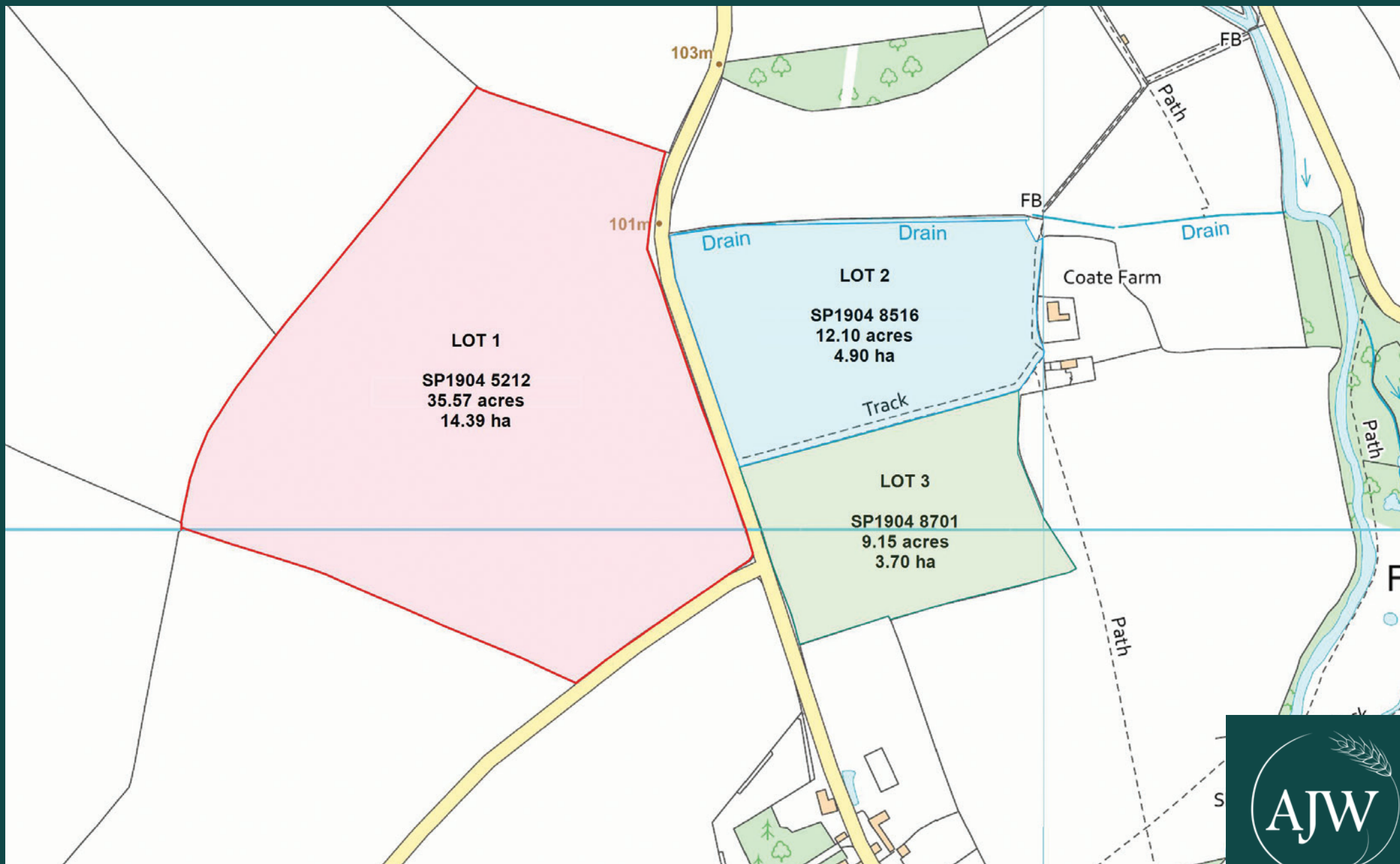
Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton TA1 2PG.
Tel: 0345 209 1000

LOT 1



LOT 2





LAND & DEVELOPMENT
 CHARTERED SURVEYORS

Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES
anthony@ajwlanddevelopment.co.uk www.ajwlanddevelopment.co.uk 01666 318 992

07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: July 2025.