



PASTURELAND AT EWEN, CIRENCESTER, GLOUCESTERSHIRE GL7 6BU

FOR SALE BY PRIVATE TREATY

An opportunity to purchase attractive level pastureland as a whole or in two lots.

Lot 1 - shaded blue, approximately 4.01 acres
Lot 2 - shaded pink, approximately 8.40 acres

The boundaries comprise established hedgerows with multiple accesses from the Highway. There are no public rights 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.

SERVICES

A mains water supply runs through the property. The buyer of each lot will be obligated to install a sub meter within 1 month of completion. The Seller will reserve a right of access 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

If the property is sold in two separate lots the buyer of Lot 1 will be obligated to erect at their cost, a stockproof fence between the boundary of Lots 1 and 2.

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



Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES
anthony@ajwlanddevelopment.co.uk
www.ajwlanddevelopment.co.uk
01666 318 992 07552 044 742