



**AJW**  
LAND & DEVELOPMENT

**FOR SALE**  
**PASTURELAND AT EWEN, CIRENCESTER**  
**Extending to 12.41 acres**  
As a whole or in two separate lots

# **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



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