



Land at Southrop
Gloucestershire

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& PARKER**

BNP PARIBAS GROUP 

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.

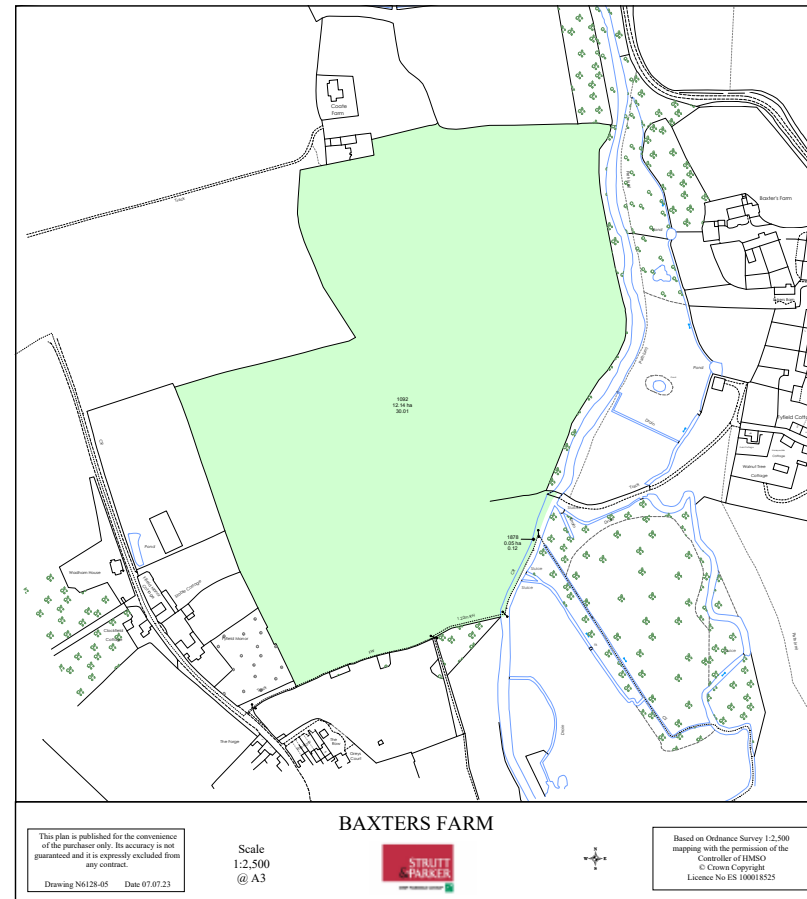
Overage Clause: A development Uplift Clause will be imposed on the land.

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: £500,000

Cirencester

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