



LAND AT MOOR FARM  
Fairford, Gloucestershire

MOORE ALLEN  
& INNOCENT

# LAND AT MOOR FARM

## Fairford, Gloucestershire

Lechlade on Thames 5 miles, Cirencester 8 miles, Swindon  
12 miles  
(Distances approximate)

An attractive parcel of arable and grass  
farmland with development potential.

In all about 57.58 acres – 23.30 hectares

For sale by private treaty as a whole

**MOORE ALLEN  
& INNOCENT**



## DESCRIPTION

A parcel of productive Grade 3 farmland extending to 57.58 acres (23.30 hectares) situated on the southern outskirts of the market town of Fairford. Access to the property is over a concrete track from 'East End'. The land is level and is bounded to the south by the River Coln.

There are seven field enclosures which are predominantly bounded by established hedgerows. Three field enclosures extending to 29.78 acres (12.05 hectares) are in arable production and are currently planted to winter wheat. The land is classified as Grade 3, and the soils comprise Badsey 2 Series, being well drained, calcareous fine loamy soils over limestone gravel and Kelmscot series, being calcareous fine loamy soils over gravel, variably affected by groundwater.

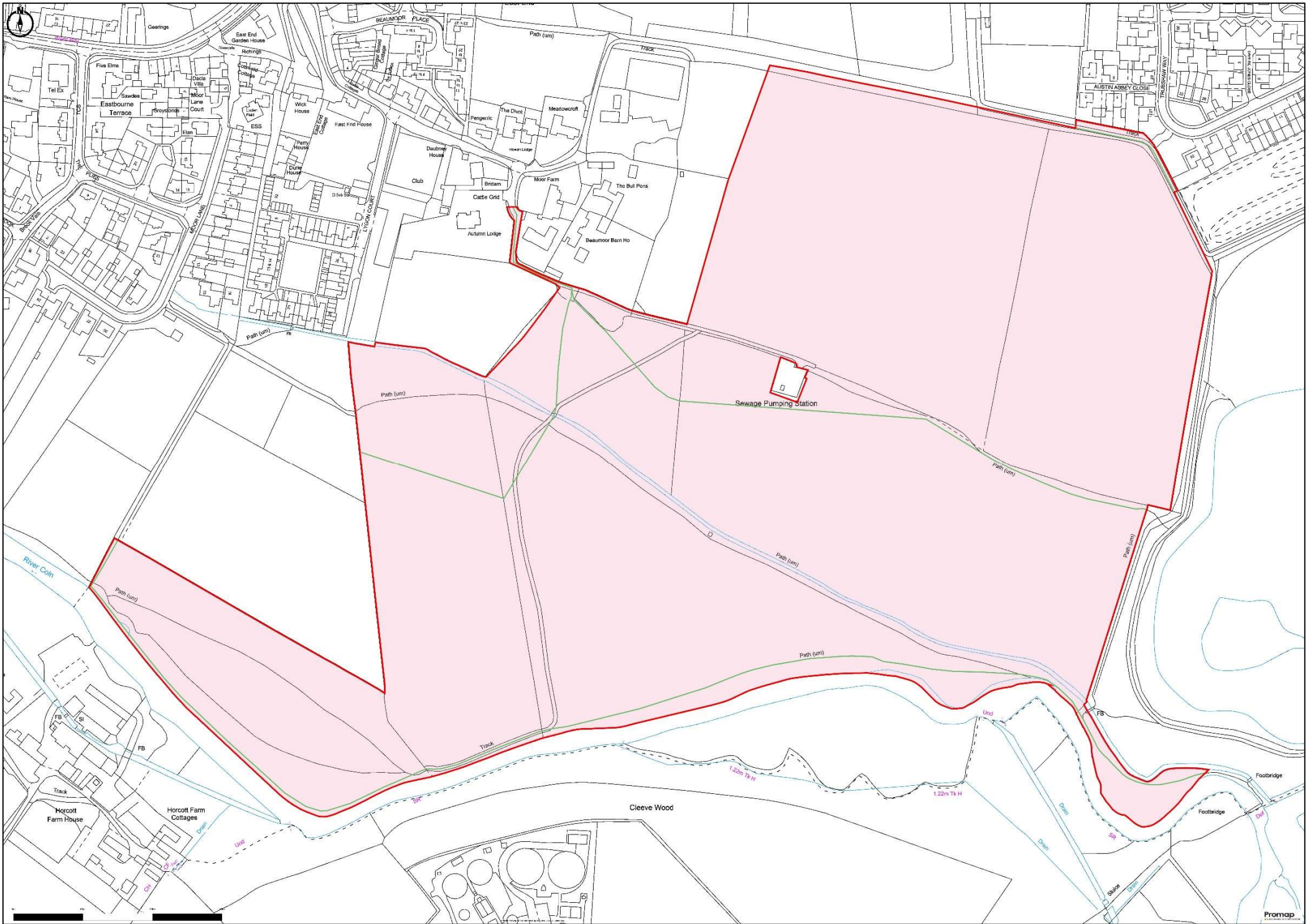
The pasture fields are located in a pretty setting, bounding the River Coln to the south. A number of public footpaths cross the property.

## DIRECTIONS

From Fairford market place, continue along the A417 towards Lechlade. Take the second turning right along "East End". Continue straight ahead until you see a Moore Allen & Innocent directional arrow pointing to the right. Follow the concrete track and the property will be found sign posted.

What3words: occupiers.shackles.standing





## PROPERTY INFORMATION

**VIEWING:** At any reasonable time during daylight hours, with a copy of these sale particulars. Please do not drive on the land. Please shut all gates.

**FIXTURES AND FITTINGS:** Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

**SERVICES:** There are no known services connected to the property. A number of electricity supplies cross the property on overhead wires. Livestock may drink from water courses that run through the property.

**LOCAL AUTHORITY:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel: 01285 623000.

**TENURE AND POSSESSION:** The property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion.

**RIGHTS AND EASEMENTS:** The land is offered For Sale subject to all existing rights including private rights of way, light, support, drainage, water, gas, electricity supplies, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is an alternative vehicular right of access to the property, from Trubshaw Way situated within the Keble Fields residential development to the northeast. However, as at the date of marketing, the highways have not yet been adopted by the Council and therefore cannot be used.

Thames Water and a number of neighbouring property owners have the benefit of vehicular and pedestrian rights of access, over part of the concrete drive.

There are a number of Thames Water sewage pipes which cross the property.

Cygnets Investments have the right to lay and maintain a drain approximately 100m in length under

the public footpath in the northeast corner of the property.

Further details are available from the Selling Agents.

**PUBLIC RIGHTS OF WAY:** There are a number of public footpaths crossing the property, as indicated on the Information Plan (in the online data room).

**INGOING VALUATION:** It is not anticipated that there will be an ingoing valuation of growing crops at completion. It is anticipated that completion will take place after harvest.

**BASIC PAYMENT SCHEME:** The farmland was registered with entitlements under the former Basic Payment Scheme (BPS). However, as this scheme has now terminated, no BPS entitlements will be transferred with the farmland.

**ENVIRONMENTAL SCHEMES:** The farmland is not entered into any form of environmental or woodland grant scheme.

**SPORTING, TIMBER AND MINERALS:** The sporting rights (excluding fishing), standing timber and minerals, as far as they are owned, are included in the sale.

**DEVELOPMENT UPLIFT:** The property is being sold subject to an overage agreement, which the buyer(s) will be required to enter in to. This will comprise a payment to the Sellers of 30% of the uplift in value triggered by any grant of planning permission for any non-agricultural development, for a period of 30 years from the date of completion.

**ONLINE DATA ROOM:** Further information about the property is available in an online data room. Please contact the Selling Agents for the login details.

**SELLERS' SOLICITOR:** Sewell Mullings Logie, 7 Dollar Street, Cirencester, Gloucestershire GL7 2AS. Telephone: 01285 650000.



### SALE PLAN AND PARTICULARS:

Moore Allen & Innocent LLP for themselves and for the Sellers of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

33 Castle Street, Cirencester,  
Gloucestershire, GL7 1QD

01285 648115

amy.mcdonald@mooreallen.co.uk

www.mooreallen.co.uk

