



HANNINGTON HILL FARM  
Quenington, Cirencester, Gloucestershire  
GL7 5BY

MOORE ALLEN  
& INNOCENT



# HANNINGTON HILL FARM

Quenington, Cirencester, Gloucestershire

Lechlade on Thames 5 miles, Cirencester 7 miles,  
Burford 10 miles, Kemble Railway Station 13 miles  
(Distances approximate)

An excellent small holding comprising a useful range of former farm buildings, together with three pasture paddocks in a delightful setting.

**In all about 9.72 acres – 3.93 hectares**

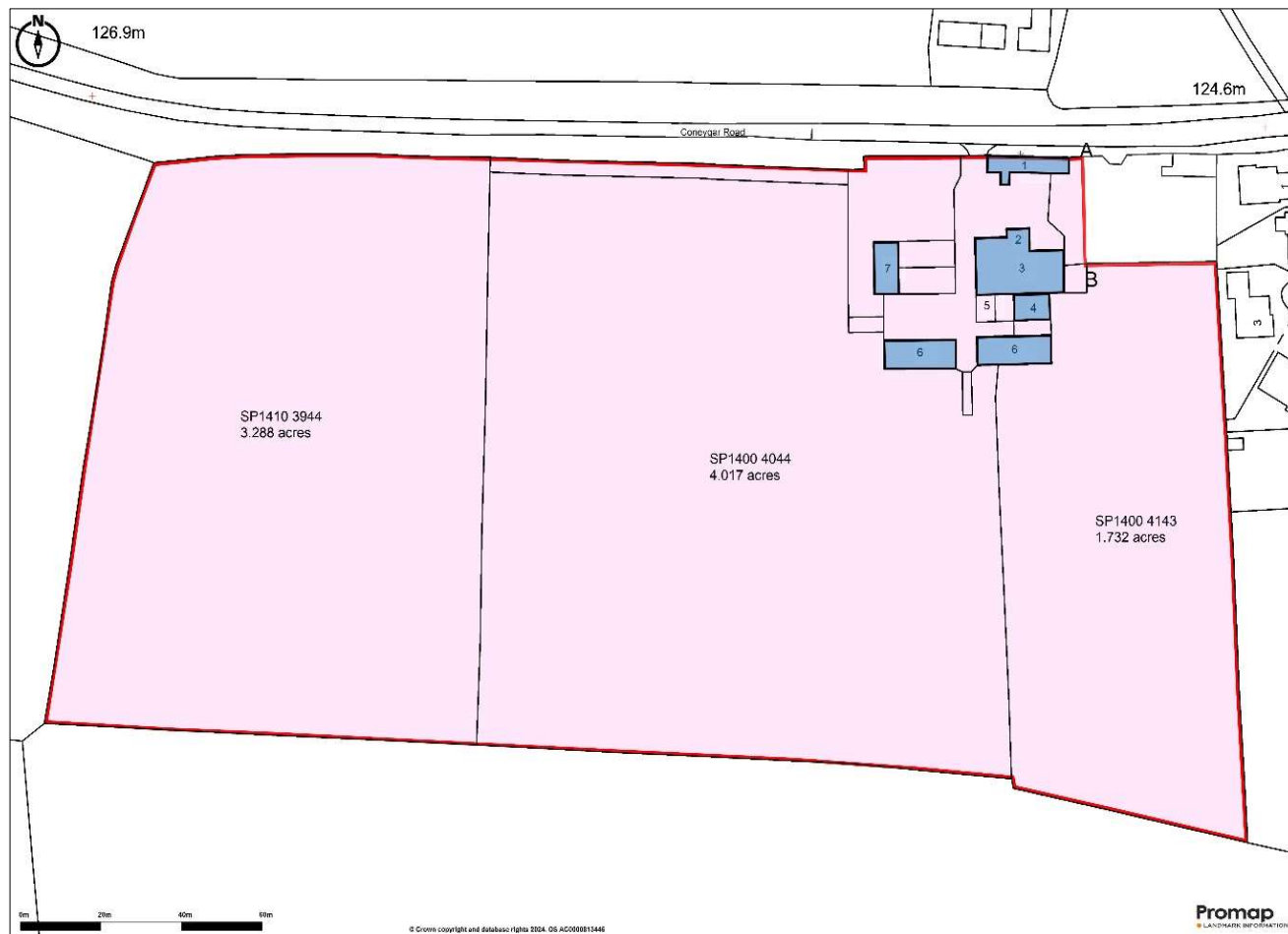
For sale by private treaty as a whole

**MOORE ALLEN  
& INNOCENT**

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## DESCRIPTION

The property is situated in one of the most beautiful areas in the Cotswold Hills. It comprises a small holding with a useful range of former farm buildings including a single storey traditional range with potential for conversion (subject to receiving the necessary consents). The buildings briefly comprise:

1. Single storey traditional range, constructed of Cotswold stone elevations, part of which is under a recently replaced reconstructed tile roof and partly a concrete tile roof (external measurements approximately 20.0m x 4.1m/4.3m).
2. Small traditional building (6.05m x 2.95m) constructed of Cotswold stone under a concrete tile roof. Adjoining former milking parlour and dairy.
3. Former cow house (18.60m x 10.85m) of concrete block construction, under a metal frame roof suitable for stabling.

4. Lean-to comprising 2 x loose boxes (9.20m x 5.00m).
5. 2 x bullpens.
6. 2 x cubicle houses.
7. Fodder barn (12.35m x 6.30m) open sided mainly of pole barn construction.

The buildings are bounded by plentiful concrete yard areas.

The land comprises three delightfully pasture paddocks bounded by mature hedges and numerous hedgerow trees. It extends in all to 9.04 acres (3.66 hectares). Access is either from the buildings, or there is a separate vehicular access onto Coneygar Road on the northern boundary.

## PROPERTY INFORMATION

**VIEWING:** Strictly by prior appointment through the sole selling Agents (01285 648115).

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

**SERVICES:** Mains electricity and water supplies are connected to 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 light, support, drainage, water, gas, electricity supplies, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

**PUBLIC RIGHTS OF WAY:** There are no known public rights of way crossing the property.

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

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

**DESIGNATIONS:** The property is not situated within an Area of Outstanding Natural Beauty.

**RESTRICTIVE COVENANT:** The Seller will impose a restrictive covenant over field number 4143 preventing the erection of any permanent structure on this field for the benefit for her retained land.

**BOUNDARY:** The boundary marked A – B on the sale plan is currently unfenced. The buyer will be responsible for erecting and thereafter maintaining a post and rail stock-proof fence along this boundary within three months of completion.

**SELLER'S SOLICITOR:** Red Kite Solicitors, 22 Thomas Street, Cirencester, GL7 2BD. Telephone: 01285 654875.

**SALE PLAN AND PARTICULARS:** Moore Allen & Innocent LLP for themselves and for the Seller 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.



## DIRECTIONS

From Cirencester, take the B4425 signposted to Burford. After approximately 1.5 miles take the turning right signposted to Ampney Crucis and Quenington. Continue along this road for about 5 miles and just before you enter the village of Quenington, the property will be found signposted on the right-hand side.

The postcode is GL7 5BY

**What3words:** fetching.eggshell.sublime





