



**LOT 1 COLGATE FARM, HAM ROAD, CHELTENHAM  
8.65 ACRES (3.50 HA) PASTURE LAND**

## DESCRIPTION

Lot 1 Colgate Farm extends to approximately 8.65 acres (3.50 ha) of pasture land which is currently managed under the Soil Association's organic standards. The land is permanent grassland that has been used for a mixture of hay making and livestock grazing in recent years, as well as being managed under Mid-Tier Countryside Stewardship (now ended).

The land is comprised in one level parcel with access onto the unclassified road directly to the north. The Cotswold Way runs along the western boundary of the land, with a dividing hedge between the Cotswold Way and field parcel.

This land offers a wealth of opportunity for those with agricultural, equestrian or amenity interests in this Cotswold Area of Outstanding Natural Beauty. There is an excellent footpath network nearby and plenty of out-riding opportunities.

## SITUATION

The land is situated just 4 miles to the east of the Regency Spa Town of Cheltenham, and approximately 3.5 miles from Charlton Kings. There is good access onto the unclassified highway which leads to the A40 1.50 miles to the east.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers. It is anticipated the property will be marketed for 4 - 6 weeks.

## SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

## SERVICES

There are no mains services connected. Interested parties are invited to make their own enquiries.

## BASIC PAYMENT SCHEME

The land is not being sold with the benefit of any Basic Payment Scheme claim history.

## ORGANIC STATUS

The land is currently certified as organic with the Soil Association. The Vendor can undertake the necessary steps to remove the land from its organic status if the Purchaser requests.

## BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

If Lots 1 and 2 are sold independently then the Purchasers of each Lot will be required to erect a new stock proof boundary along the route A - B. The Purchaser's will each pay 50% of the cost of the new fence and will be required to erect this within 28 days of completion of the final Lot.

## LOCAL PLANNING AUTHORITY

Cotswold District Council. Tel: 01285 623000.

## TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession on completion. The land is currently being farmed by a Grazier.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

The Cotswold Way follows the western boundary of the Property.

## NATIONAL GRID VISUAL IMPACT PROVISION (VIP) PROJECT

National Grid are in the very early stages of their VIP project, to remove around 7km of overhead lines and replace it with buried electricity cables.

On viewing the land, trial pits and monitoring stations in connection with this, are present. The land is shown to be a preferred cable route, with works intending to start (subject to funding) in 2025/26.

Carver Knowles are currently acting on behalf of the Vendor in relation to the scheme. Interested parties are requested to make their own enquiries using the contact details below:

VIP Project Website: [Cotswolds project | National Grid ET](#)

VIP Project Helpline: 0330 134 0051

VIP Project Email: [visualimpact@nationalgrid.com](mailto:visualimpact@nationalgrid.com)

## VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles. Please note, livestock may be present on the land.

## LOCATION

Approx postcode: **GL54 4EX**

**What3Words: comb.festivity.warm**

The land is located next to the Arle Grove Nature Reserve as indicated by the For Sale board.



**Carver Knowles**  
**Strensham Business Park**  
**Strensham**  
**Worcester**  
**WR8 9JZ**  
email: [ellenfreeman@carverknowles.co.uk](mailto:ellenfreeman@carverknowles.co.uk)  
tel: 01684 853400



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