



**LOT 3 COLGATE FARM, HAM ROAD, CHELTENHAM
15.64 ACRES (6.33 HA) OF PASTURE LAND TOGETHER WITH
THREE FARM BUILDINGS AND YARD AREA**

DESCRIPTION

Lot 3 Colgate Farm extends to approximately 18.59 acres (7.52 ha) in total, of which 15.64 acres (6.33 ha) is permanent grassland with the remaining area consisting of the access track, farm buildings and yard area. The land 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). It is certified as organic with the Soil Association.

The property benefits from two access points onto the Ham Road. In addition to the versatile pasture land, there is a large yard area together with three farm buildings as follows:

Workshop – Approx. 115 m² (1,247 sq. ft. footprint). Enclosed Dutch Barn with stone walling, concrete floor throughout and attached shipping container. Used as a farm workshop, with W.C. and associated storage rooms (at ground floor and first floor). Electricity connected.

Sheep Shed – Approx. 757 m² (8,153 sq. ft.). Timber framed building, part concrete block walling with Yorkshire boarding above. Hardcore floor. Contains former feed barriers and internal divisions. Electricity connected and water available outside of building. Connected to outside sheep handling pen.

Main Barn – Approx. 587 m² (6,327 sq. ft.). Steel portal framed building with concrete blockwork walls and a mixture of Yorkshire boarding and corrugated metal above. Access by pedestrian door and roller shutter door. Hardcore floor. Electricity connected.

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 outlying 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 Ham Road which leads to the A40 1.9 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

The property is connected to the neighbours private metred water supply. Mains electricity is connected.

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.

LOCAL PLANNING AUTHORITY

Cotswold District Council and Cheltenham Borough Council.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession on completion. The land is currently being farmed by a Grazier. The Sheep Shed and Main Barn are currently occupied by the Grazier under a licence agreement.

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 and other public footpaths cross the property. A right of way down the western access track will be granted for the benefit of Lot 4. A right of way down the eastern access track will be granted for the benefit of Lot 5.

DEVELOPMENT UPLIFT CLAUSE

Lot 3 is sold subject to a Development Uplift Clause reserving a 25% share of any uplift in value attributable to any non-agricultural planning consent granted on the farm buildings and yard area for a period of 25 years from the date of completion. This will be triggered on the sooner of implementation of the planning consent, or sale with the planning consent.

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 sealing end compound location, with works intending to start (subject to funding) in 2025/26. Please note the pylon on Lot 3 is proposed to be retained.

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](https://www.nationalgrid.com/uk/vip/cotswolds)

VIP Project Helpline: 0330 134 0051

VIP Project Email: visualimpact@nationalgrid.com

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars using the footpaths after first registering your interest with Carver Knowles. To view the buildings, please book onto our viewing days. On viewing days, parking will be available at the farm buildings. If you are viewing on a non-viewing day please take care not to block gateways. Please note, livestock may be present on the land.

LOCATION

Approx postcode: **GL54 4EZ**

What3Words: pigs.cost.drift



Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ
email: ellenfreeman@carverknowles.co.uk
tel: 01684 853400

