



**LOT 4 COLGATE FARM, HAM ROAD, CHELTENHAM  
3.33 ACRES (1.35 HA) PASTURE LAND**

## DESCRIPTION

Lot 4 Colgate Farm extends to approximately 3.33 acres (1.35 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 livestock grazing in recent years, as well as being managed under Mid-Tier Countryside Stewardship (now ended).

The land is comprised of one gently undulating parcel, with access via a right of way.

This land offers an excellent paddock for livestock or equestrian uses in the Cotswold Area of Outstanding Natural Beauty. There is an excellent footpath network nearby and plenty of outriding 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.

## 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 land will be sold with rights to connect into the private water supply located on Lot 3. The rights to connect into the supply will form part of the sale but purchasers will be required to connect into the supply at their own cost.

No mains services are 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.

## LOCAL PLANNING AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

## 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.

A private right of way to access Lot 4 will be granted over Lot 3. There is an existing right to cross the Middle Colgate Farm driveway into Lot 4's gateway (as shown shaded yellow on the plan). The right of way is at all times and for all purposes. The Purchaser of Lot 4 will be required to make a 50% contribution towards the upkeep of the access way over Lot 3.

## DEVELOPMENT UPLIFT CLAUSE

Lot 4 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 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.

This land is not shown to be affected however the scheme will impact on the land opposite (Lot 3, which forms part of the access) so prospective purchasers are advised to make their own enquiries.

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

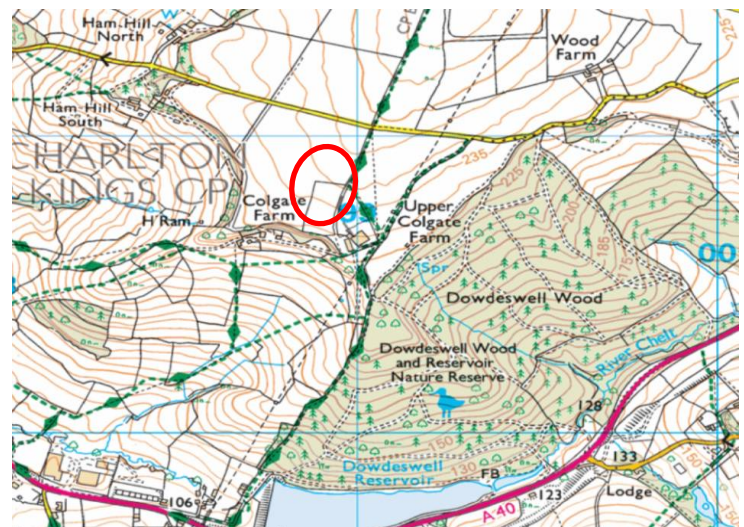
The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles. Please note, livestock may be present on the land.

## LOCATION

Approx postcode: **GL54 4EZ**

**What3Words: spin.part.famed**

Lot 4 is accessed via a right of way over Lot 3; not from the highway down the driveway to Middle Colgate Farm.



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