



LOT 5 COLGATE FARM, HAM ROAD, CHELTENHAM
27.80 ACRES (11.25 HA) PASTURE LAND

DESCRIPTION

Lot 5 Colgate Farm extends to approximately 27.80 acres (11.25 ha) of predominantly undulating permanent pasture. The land is currently used for livestock grazing and is managed under the Soil Association's organic standards. Until recently the land was also managed under Mid-Tier Countryside Stewardship.

The land is undulating to steep in places, benefitting from excellent views and offers scope for ongoing agricultural use or amenity uses (subject to planning). This land offers great potential within the Cotswold Area of Outstanding Natural Beauty within easy reach of an excellent footpath network.

The land will be accessed via a right of way over Lot 3 from the Ham Road. Please note the access into the lower fields passes through a short section of woodland and is steep in places.

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

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.

The Purchaser of Lot 5 will be responsible for installing a stock proof access or fence into Lot 3 (marked X) within 28 days of the date of completion. The Purchaser of Lot 5 will have the opportunity to install a new access at the point marked Y within 28 days of completion. The specification and size of the access is to be agreed with the Purchaser of Lot 3.

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.

The Cotswold Way and other public footpaths cross the land. The land will be accessed via a right of way over Lot 3. The purchaser of Lot 5 will be required to make a 50% contribution towards upkeep of the access track.

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.

Lot 5 is not shown to be affected however the scheme will impact on Lot 3 which forms part of the access to Lot 5. Prospective purchasers are advised to make their own enquiries. The pylon located on Lot 5 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](#)

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 after first registering your interest with Carver Knowles. Please note, livestock may be present on the land.

LOCATION

Approx postcode: **GL54 4EZ**

What3Words: reward.grab.loads



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