



OVERVIEW

A ring fenced block of permanent pasture, bordered by mature hedgerows, fencing and the Ampney Brook to the southern boundary. The land is well maintained having been recently topped and extends to approximately 5.97 acres (2.42 hectares).

SITUATION

The land lies between the picturesque villages of Ampney St Peter and Ampney Crucis, just south of the A417. The land is approximately 5.3 miles east of the market town of Cirencester and 16.4 miles north of the town of Swindon.

DESCRIPTION

The land at Ampney St Peter totals 5.97 acres (2.42 hectares) of a single block of well-maintained permanent pasture in a good condition. It is classified as Grade 3 according to the Agricultural Land Classification Map (where Grade 1 is excellent to Grade 5 is poor, based on factors like soil quality, climate, and topography). The land is designated as Flood Zone 3; this signifies that the land has a 1% or greater chance of flooding each year from rivers.

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.

There are no public rights of way crossing the land. However there are electricity pylons crossing the land, with a wayleave in place.

BOUNDARIES AND 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 purchasers will be required to take on the liability for all boundaries.

SERVICES

There are no services connected.

DESIGNATIONS

The land is designated at Ridge and Furrow and is therefore recognised as important feature to the historic landscape and character of the area.

ACCESS

The land has good road side access with a gated entrance directly on to the Ampney St Peter to Driffield/Harnhill road, via a metal 5 bar gate.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

TENURE

The property is offered Freehold with Vacant Possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

LOCAL PLANNING AUTHORITY

Cotswold District Council – 01285 623000

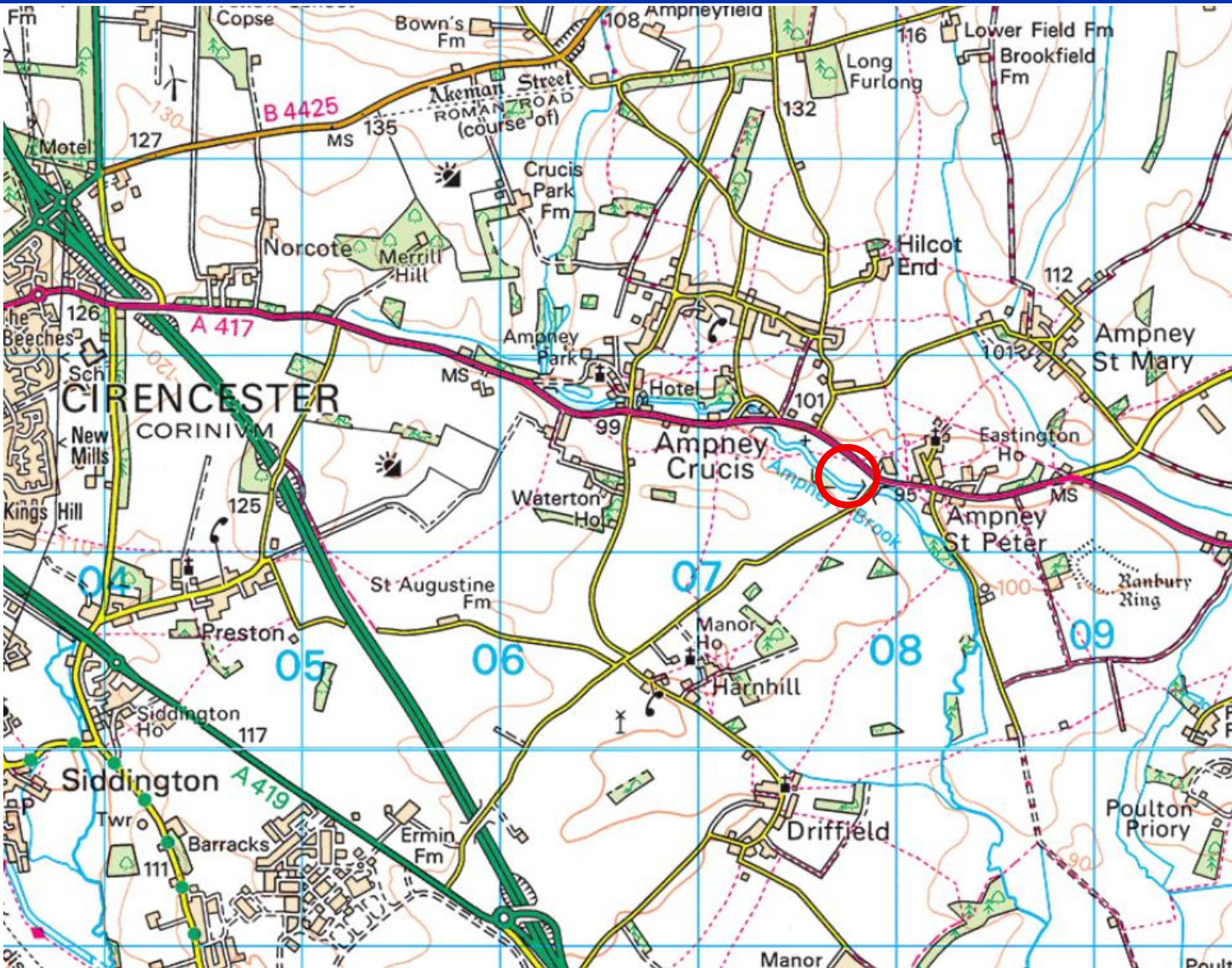
Potential purchasers are invited to make their own investigations with the Local Planning Authority however we understand that there have been no recent or outstanding planning applications.

VIEWINGS

The property may be viewed by during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.

Please note that Carver Knowles do not take responsibility for any loss or injury caused whilst carrying out a site visit.





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DIRECTIONS TO AMPNEY ST PETER:

From Cirencester: Head south via Swindon Road/A419, go past Dobbie's Garden Centre Cirencester on your right. In about 1 mile turn left (signposted for Harnhill / The Ampneys). In about 1.9 miles the destination will be on your left before reaching the A417.

What3Words– underline.inflamed.homeward
Nearest postcode: GL7 5SQ

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared August 2025.

