



Land at Clapton-on-the-Hill  
Gloucestershire

**BK** | Bruton  
Knowles

# Land at Clapton-on-the-Hill, Gloucestershire, GL54 2LG

Approximately 26.78 acres of agricultural land recently in arable rotation occupying a prime Cotswold location.

Clapton-on-the-Hill 0.7 miles, Sherborne 2.2 miles, Northleach 5 miles, Cheltenham 18 miles

For sale as a whole by Formal Tender.

Tender deadline 15th November 2024

## Situation

The land lies to the east of the minor county road that links the A40 and A429. The field is situated just 0.2 miles south of Clapton-on-the-Hill and 2.2 miles north of Sherborne.

The larger towns and villages of Bourton-on-the-Water, Stow-on-the-Wold, and Burford are all within easy reach.

## Description

The land comprises gently undulating pasture bordered by a mixture of mature hedgerow and trees.

The field was last ploughed three years ago and was predominately in arable production up to this date. The land is currently down to grass with a white clover lay drilled when last ploughed. The land presents an opportunity to easily convert the field back to arable or utilise the field for feedstock production or the



grazing of livestock or horses.

Accessed via a field opening to the south west of the parcel, the land rises gently to the north east with excellent views across to Sherborne and Farmington to the south.

## Public Rights of Way

A Restricted Byway crosses the land, entering off the adjacent road to the north west of the field and extends diagonally across the parcel before existing to the north east. The Byway allows for the field to be easily segmented into two predominant portions should a future owner wish to fence or isolate the footpath.

## Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## General

**Services:** We understand there are no mains services connected to the land.

**Occupation:** The field is offered for sale freehold with vacant possession.

**Sporting, timber and mineral rights:** All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.



