



PADDOCK & BUILDINGS AT  
ABLINGTON  
CIRENCESTER ~ 0.57 ACRE  
GUIDE PRICE £80,000

MOORE ALLEN  
& INNOCENT

# PADDOCK & BUILDINGS AT ABLINGTON

CIRENCESTER, GLOUCESTERSHIRE  
GL7 5NU

0.57 ACRE (0.23 HECTARE)

## LOCATION & DIRECTIONS

The property is situated on the edge of the village of Ablington, about 8 miles north east of Cirencester.

To access the property take the B4425 from Cirencester, signposted Barnsley and Bibury. Continue along this road passing through the village of Barnsley. Enter the village of Bibury and continue down the hill. When you cross the bridge turn immediately left, signposted Ablington. Once in the village continue until the road bears right, where you will see the property on your right. Access is via the track on your right, which leads to the northern boundary of the property.

## DESCRIPTION

This attractive pasture paddock is located in the sought-after village of Ablington and extends to 0.57 acre. Situated on the northern edge of the village, this paddock has the benefit of three small stone buildings set within a walled yard area on the southern boundary.

The boundaries are a mixture of Cotswold stone walls with livestock netting and iron estate fencing.

A water tank is located in the north western corner and a water trough located at the buildings.

The land is currently vacant and has recently been grazed for equestrian purposes.

## VIEWING

At any reasonable time with a copy of these sale particulars.

## SERVICES

Mains water is understood to be connected to the property. However buyers should satisfy themselves as to the availability and adequacy of the supply. An overhead electricity supply crosses the northern edge of the property but is not connected.

## DEVELOPMENT UPLIFT

The property is being sold subject to an overage of 20% of the uplift in value triggered by the grant of planning permission for residential development for a period of 21 years from the date of completion.

## PUBLIC RIGHTS OF WAY

There are no known public rights of way across the property.

## ACCESS

The Seller will grant a right of access from the highway for all purposes and at all times.

## OUTGOINGS

There are no known outgoings associated with the property.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel. 01285 623000.

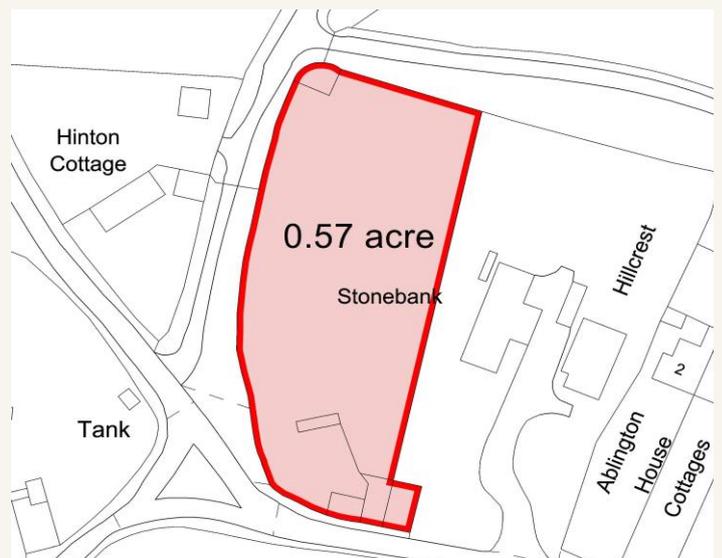
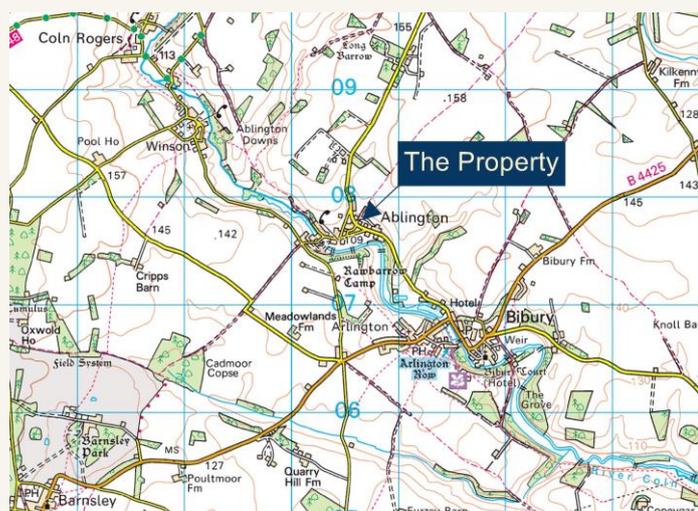
## METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion.

## SELLERS' SOLICITOR

Charles Russell Speechlys LLP, Compass House, Lypiatt Road, Cheltenham, GL59 2QJ.

**Please Note:** These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale. Appliances have not been checked. Services stated are assumed to be connected. We would advise that legal advice should be sought before committing to any purchase.



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