A high quality and attractive Cotswold farm with a wonderful farmhouse at its heart

Lowesmoor Farm, Cherington, Gloucestershire GL8 8SP

Cherington 0.75 miles, Tetbury 6.1 miles, Kemble 6.9 miles,(direct train to London Paddington in 1 hour 20 minutes), Cirencester 7.8 miles
Features:

A Grade II Listed farmhouse with drawing room, sitting room, dining room, study and kitchen, seven bedrooms and two bathrooms

Delightful lawned gardens with flower borders and pond

Outstanding Grade II Listed Cotswold tithe barn and further traditional buildings, secondary farmhouse, two pairs of semi-detached cottages

Modern grain storage and livestock buildings, about 847 acres of productive arable land together with about 63 acres of permanent pasture, interspersed with woods and copses, family shoot

About 939.32 acres (380.14 ha) in total

Lot 1 – Lowesmoor Farm

A high quality attractive arable farm, seven bedroom Listed farmhouse, five bedroom secondary house, modern and traditional farm buildings, two further semi-detached cottages, stunning views

761.59 acres arable, 58.95 acres pasture, 14.3 acres woodland, about 843.01 acres (341.16 ha)

Lot 2 – Land at Aston Down Airfield

A parcel of arable land situated on the airfield

About 64.41 acres (26.07 ha)

Lot 3 – Single field north of the A419

One large arable field

About 28.63 acres (11.59 ha)

Lot 4 – 1 Redshed Cottages

Two-bedroom semi-detached cottage

About 0.15 acres (0.06 ha)

Lot 5 – 2 Redshed Cottages

Two-bedroom semi-detached cottage, paddock, large barn

About 3.12 acres (1.26 ha)

About 939.32 acres (380.14 ha) in total

Available as a whole or in up to five lots
Lowesmoor Farm

History
Lowesmoor Farm is an attractive and high quality principally arable farm set in the Cotswold AONB between Cirencester and Tetbury. It lies in a rural setting with the principal house, secondary house, cottages and buildings located in the heart of the farm.

The farm was acquired by the current owners’ family in the 1950s having been part of the Chevenage Estate in the early part of the previous century, which lies directly to its west. Over time, the farm has grown in size with acquisitions to the north. It lies in a most peaceful setting about a mile north east of the attractive village of Cherington with country lanes providing good access to the A433 Cirencester to Tetbury road to the south and A419 Cirencester to Stroud road to the north. A small proportion of the farm lies on the Aston Down Airfield, which adjoins the farm to the north and west. The once active airfield was used by the Royal Air Force during the First and Second World Wars and was principally used for the storage and preparation of aircraft and for operational training. Flying ceased in 1967 and in 2002 most of the land and hangars were sold by the Ministry of Defence. Today, aircraft are of the more peaceful variety as Aston Down has become the home of the Cotswold Gliding Club and the magnificent former aircraft hangars have been converted to commercial uses.
Nearly all of the farm, apart from the area of land on the airfield itself, lies hidden from its once busy activities and other than a view of one or two of the magnificent hangars, and the presence of a single airfield building known as a Robin Hangar, which is a small World War Two military aircraft hangar, which sits in the arable fields running north from the farmstead.

**Situation**

Lowesmoor Farm lies about three-quarters of a mile north east of the village of Cherington and one and a half miles north west of the village of Rodmarton. The principal house, secondary farmhouse and modern and traditional buildings lie right at the heart of the farm, which is well accessed by rural lanes.

Excellent local amenities can be found in the market town of Cirencester, an important regional centre of the Cotswolds, only 7.8 miles to the east, or the desirable Cotswold town of Tetbury, 6.1 miles to the west. The farm is well connected by road with country lanes linking to the A433 Cirencester to Tetbury road to the south and the A419 Cirencester to Stroud road to the north. From Cirencester, the A417 dual carriageway provides excellent access to the M4 and M5 motorways.

The nearest train station is at Kemble, 6.9 miles to the south east, providing a direct train to London Paddington with an approximate journey time of one hour and twenty minutes.

**Sporting and Recreation**

The Cotswolds offer a wealth of sporting opportunities including racing at Cheltenham, hunting with the Duke of Beaufort’s hunt and the area is renowned for its beautiful and traditional landscape that can be explored on horse, bike or foot.

**Schools**

The surrounding area offers an excellent range of both private and state schools, which include St Mary’s Church of England Primary School, Westonbirt Girls School, Cheltenham College, Cheltenham Ladies College and Beaudesert Park School.
Lot 1 – Lowesmoor Farm
An attractive, principally arable farm set in delightful Cotswold countryside with far reaching views.

About 843.01 acres (341.16ha).

Lowesmoor Farmhouse:
The Grade II Listed farmhouse is approached by a private drive from the country lane which passes a pond and gardens before culminating at a parking area at the front of the house. There is a secondary farmyard entrance which also gives access to the rear of the house.

A Cotswold stone wall borders the front lawn and terrace at the southern aspect of the house. The 18th Century Cotswold stone house is entered through the front gabled porch and into the entrance hall. The delightful reception rooms on the ground floor include the dining room, drawing room with a wood burning stove under a wide fireplace with exposed brick and a beam, and the sitting room with an open fireplace. The reception rooms are all at the front of the house and have leaded iron casement windows.

The dining room leads down steps to the modern, stone floored kitchen that has an AGA. At the rear of the house is a utility room, rear hall and entrance, farm office and a boot room. There is also a cloakroom and WC.

The farmhouse has a large cellar that can be accessed from the entrance hall and from the west side of the house.
On the first floor is the master bedroom with built in wardrobes, an en-suite with a bath, separate shower, basin and WC, which leads through to a dressing room. There are a further three double bedrooms, each with a basin. There is a family bathroom with a bath and separate shower, basin and WC.

The stairs lead to the second floor which accommodates two further bedrooms.
Floor plans for Lowesmoor Farmhouse

Approximate Gross Internal Area*:
- Main house: 3,832 sq ft / 356 sq m, Limited use area: 172 sq ft / 16 sq m
- Cellar: 258 sq ft / 24 sq m
- Tank room: 226 sq ft / 21 sq m, Limited use area: 129 sq ft / 12 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.
The delightful garden is situated to the west of the house and extends towards the pond. The lawn is bordered with planted flowerbeds and shrubs and includes a garden shed, greenhouse and stone barn now partly used as a chicken house.

At the rear of the farmhouse are traditional outbuildings used for garden storage and logs. A passageway through the middle of the outbuildings leads through to the walled kitchen garden. There is a pump house for the private water supply and a car port.
Bankside Farmhouse

The farmhouse sits in an elevated position a short distance to the east of Lowesmoor Farmhouse and is surrounded by mature gardens and flanked by grass fields. The Cotswold stone farmhouse was extended in 1993 and has three bedrooms on the first floor and two on the second. From a front hall a collection of reception rooms cover the ground floor including study, sitting room, dining room, kitchen, utility room and boot room. Bankside Farmhouse has stunning views over the farm.

Adjacent to the garden is a two bay open fronted garage.
First Floor
Bedroom
4.04m x 3.51m
13’3” x 11’6”

Bedroom
4.91m x 3.51m
16’2” x 11’6”

Second Floor
Bedroom
4.75m x 3.51m
15’7” x 11’6”

Bedroom
3.46m x 3.05m
11’4” x 10’

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.
No 1 and No 2 Woodside Cottages

The cottages are situated to the north east of Lowesmoor Farmhouse and comprise of two semi-detached cottages, both with large gardens and have a shared parking area and garage.

Both cottages have identical accommodation which is set over two floors and consists of an open plan kitchen with dining area, a pantry, sitting room, family bathroom with bath and overhead shower and three bedrooms.

Outside the cottages lawned gardens lie to the south protected by a hedge or stone wall.

Floor plans for 1 & 2 Woodside Cottages

Approximate Gross Internal Area*:

1 Woodside Cottage: 990 sq ft / 92 sq m
2 Woodside Cottage: 990 sq ft / 92 sq m
Lowesmoor Farm Buildings
Immediately to the south of Lowesmoor Farmhouse lies a range of traditional stone buildings and modern portal frame livestock buildings. There is three phase electricity at the buildings.

<table>
<thead>
<tr>
<th>No on plan</th>
<th>Building</th>
<th>Description</th>
<th>Metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Tithe Barn</td>
<td>A substantial and significant Grade II Listed Cotswold stone barn under a Cotswold stone tile roof with various lean-to extensions, currently providing some grain storage in bins (340 tonnes) and on-floor storage of grain, fertiliser etc. The lean-tos provide further storage and include two stables and a tack room.</td>
<td>48.16m x 7.01m</td>
</tr>
<tr>
<td>2</td>
<td>Granary</td>
<td>Cotswold stone under a stone tile roof providing spray store and general storage on the ground floor, with loft over accessed by external staircase.</td>
<td>16.3m x 6.4m</td>
</tr>
<tr>
<td>3</td>
<td>Former cart shed</td>
<td>Cotswold stone under a stone tile roof, open fronted former cart shed.</td>
<td>14.9m x 5.5m</td>
</tr>
<tr>
<td>4</td>
<td>Traditional barn</td>
<td>Traditional stone barn under Cotswold stone tile roof on two floors with ground floor open to one end to provide carriage storage and external stone stairs to first floor loft.</td>
<td>13.5m x 6.4m</td>
</tr>
<tr>
<td>5</td>
<td>Bull pens</td>
<td>Constructed of Cotswold stone under a slate tile roof providing seven open fronted pens each with small gated aprons.</td>
<td>29.6m x 7.2m (including pen)</td>
</tr>
<tr>
<td>6</td>
<td>Cattle yard</td>
<td>Steel portal frame and sheeted roof. Low level block walls with part weatherboarding over. Central drive-through feed passage.</td>
<td>27.39m x 21.42m</td>
</tr>
<tr>
<td>7</td>
<td>Straw barn</td>
<td>Steel portal frame and sheeted roof. Clad to one side and end. Concrete floor.</td>
<td>27.5m x 11.97m</td>
</tr>
<tr>
<td>8</td>
<td>Silage clamp</td>
<td>Sleeper walls and concrete base.</td>
<td>29m x 13m</td>
</tr>
<tr>
<td>9</td>
<td>Cattle yard</td>
<td>Double span. Steel frame and sheeted roof. Two drive-through feed passages.</td>
<td>33.44m x 32.23m</td>
</tr>
<tr>
<td>10</td>
<td>Dutch barn</td>
<td>Three bay, steel frame, corrugated roof and part corrugated cladding. Concrete floor.</td>
<td>20m x 7.34m</td>
</tr>
</tbody>
</table>
Bankside Farm Buildings
Situated a short distance to the east of Lowesmoor Farm and directly to the east of Bankside Farmhouse, are the grain storage buildings and a further cattle yard.

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<tbody>
<tr>
<td>1</td>
<td>Grain store</td>
<td>Modern grain store with storage for approximately 1,400 tonnes. Portal frame with sheeted roof and sheeted cladding over block walls. Large sliding doors to one end. Central ventilation tunnel and ventilated floor. Fan shed to rear.</td>
<td>37.23m x 21.29m</td>
</tr>
<tr>
<td>2</td>
<td>Grain store</td>
<td>Steel frame and sheeted roof. Roller shutter door to one end and double sliding doors to one side. Reception pit approximately 720 tonnes of ventilated bin storage. Fan shed to rear.</td>
<td>27.87m x 10.87m</td>
</tr>
<tr>
<td>3</td>
<td>General purpose building</td>
<td>Open fronted four bay barn with steel frame and sheeted roof, sides and rear elevation. Utilised as a straw and cattle yard or for straw storage.</td>
<td>18.6m x 8.97m</td>
</tr>
</tbody>
</table>

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Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No GS 10018025

Scale. 1:1,250@A4 | Drawing No. T1180024A | Date: 10.05.19
The Land
The farmed acreage is predominately in commercial arable production and the home of the Lowesmoor Herd of pedigree Herefords utilising the grassland which mainly lies adjacent to Lowesmoor farm buildings. The land is gently sloping in various directions and means the soils are freely draining.

All of the farmland is classified as Grade 3 on the Agricultural Land Classification and the majority of the land belongs to the Elmton series 1 and a smaller proportion of land belongs Evesham series 1, according to the Soil Survey of England and Wales. These soil types are loam based soils that are typically shallow and well drained over limestone or chalk. Lowesmoor farm benefits from a good depth of soil.

The soil types are suitable for all cereals, legumes and grassland and the typical cropping rotation is Winter Wheat, Spring Barley or Oats, Peas or Beans. The remainder of the land is pasture land and some land is put down to game cover and grass margins.

The approximate land use is as follows;
Arable: 847 Acres (342 hectares)
Pasture: 63 Acres (25 hectares)
Woodland: 14 Acres (5 hectares)
Miscellaneous: 15 Acres (6 hectares) including buildings, tracks etc

The Robin Hangar
Sitting in the heart of the arable fields, which run north from Lowesmoor Farmhouse and buildings is a single former airfield building, known as the Robin Hangar, which was originally utilised by the RAF during the Second World War for the dispersal of military aircraft away from the airfield itself. Constructed with an A-shaped steel frame, clad with corrugated iron and with end doors that were supported by outriggers when open, it is now used for the storage of farm machinery.

Shoot
There is a small family shoot run on the land consisting of about 6-7 days a year, providing approximately 60 bird days. There are two well positioned release pens on the farm. The vendors rent the sporting rights over some adjoining land and woodland where there is an additional release pen. There are four drives on the farm and two off the neighbour’s land.

Lot 2 – Land at Aston Down Airfield
Located at the northern end of the farm and accessed via a security gate onto the airfield are four parcels of arable land extending to about 63.95 acres, with access via the airfield perimeter road.

About 64.41 acres (26.07 ha)

Lot 3 – Single field north of the A419
A single arable field with good access located on the northern side of the A419.

About 28.63 acres (11.59 ha)
No 1 & No 2 Redshed Cottages
Lying a short distance to the east of Bankside Farmhouse, on the edge of the farm and adjacent to a country lane lie a pair of identical semi-detached stone cottages.

Lot 4 – 1 Redshed Cottages
A semi-detached stone cottage under a slate roof. The cottage is laid out over two floors with the accommodation including a kitchen, sitting room with a wood burning stove, a utility room, two bedrooms and a family bathroom. There is parking at the front and side of the cottage, a large rear garden overlooking the farmland and a garden shed. There are double glazed windows throughout.

About 0.15 acres (0.06 ha)

Approximate Gross Internal Area*: 1 Redshed Cottage: 710 sq ft / 66 sq m 2 Redshed Cottage: 710 sq ft / 66 sq m
Lot 5 – 2 Redshed Cottages
A semi-detached stone cottage under a slate roof. The cottage is laid out over two floors and the accommodation includes a kitchen, sitting room with an open fireplace, a utility room, two bedrooms and a family bathroom. There is parking, a large rear garden overlooking the farmland and a garden shed. The cottage has double glazed windows throughout. The cottage benefits from an adjoining grass paddock which includes a large steel portal framed open fronted barn suitable for a range of uses.

About 3.12 acres (1.26 ha)
**General**

*Method of sale:* Lowesmoor Farm is offered for sale as a whole, or in up to 5 lots by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor’s agent.

The Farm is currently owned by a company and consideration will be given, to those interested in the entire farm, to a sale of the company. Interested parties should request further details from the vendors agents.

*Services:* Lowesmoor Farm has a private water supply fed by a borehole which is backed up automatically by the mains should the borehole run dry. All residential properties are serviced by mains electricity and heating is oil fired. There is mains three-phase electricity to the buildings as well. The residential properties use septic tanks all of which are compliant with the General Binding Rules. Copies of recent inspection reports are available from the vendor’s agent. See table below for residential property services.

<table>
<thead>
<tr>
<th>Property</th>
<th>EPC Band</th>
<th>Council Tax Band</th>
<th>2019/20 payment</th>
<th>Tenure</th>
<th>Rent</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowesmoor Farmhouse</td>
<td>n/a</td>
<td>G</td>
<td>2,815.53</td>
<td>Vacant</td>
<td></td>
<td>Bore hole Septic Tank Mains Oil</td>
</tr>
<tr>
<td>Bankside Farmhouse</td>
<td>F</td>
<td>F</td>
<td>2,471.33</td>
<td>Vacant</td>
<td></td>
<td>Bore hole Septic Tank Mains Oil</td>
</tr>
<tr>
<td>1 Woodside Cottages</td>
<td>E</td>
<td>C</td>
<td>1,520.82</td>
<td>Rent Agriculture Act Tenancy</td>
<td>Farm worker</td>
<td>Bore hole Septic Tank Mains Oil</td>
</tr>
<tr>
<td>2 Woodside Cottages</td>
<td>E</td>
<td>C</td>
<td>1,520.82</td>
<td>Assured Shorthold Tenancy</td>
<td>£750 pcm</td>
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</tbody>
</table>
Farm employee: An employee will be transferred to the purchaser under the Transfer of Undertakings (Protection of Employment) Regulations. Further details available from the vendor’s agents.

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.

Other than the public lanes there are no other rights of way over the land.

Basic Payment: About 369 SDA Entitlements to the basic payment are included in the sale. The vendor will return this year’s payment and the purchaser will indemnify the vendor from completion until the end of the scheme year. The vendor will use reasonable endeavours to transfer the appropriate entitlements to the purchaser(s) as soon after completion as is practically possible.

Schemes: There are no environmental schemes over the farm.

Designations: The Farm is set in an Area of Outstanding Natural Beauty. It is also in a Nitrate Vulnerable Zone (NVZ). Further information on designations is available from the vendor’s agent.

Holdover: Holdover is reserved to permit the storage of grain until end of June 2020. Further details are available from the vendor’s agents.
Ingoing valuation: Dependent on the date of completion the purchaser may be required in addition to the purchase price to pay for:
Growing crops and all beneficial cultivations, sub soiling, mowing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost;
All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/acre/month from the date of establishment to completion.

Early Entry: If appropriate and only after an exchange of contracts for sale, early entry may be permitted on to fields that have been harvested at the purchasers own risk and subject to an additional 10% deposit. Further details are available from the vendor’s agent(s) at the time.

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

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Restrictions and Covenants: The land forming Lot 2 can only be used for cropping and no buildings of any type can be constructed. The field OS0156 at the northern end of Lot 1 has a restriction prohibiting the construction of any buildings. There are a limited number of other covenants and restrictions of lesser consequence over other parts of the farm. Further details are available from the vendor’s agents.

Local authority: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX 01285 623 000 www.cotswold.gov.uk

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Postcode: GL8 8SP

Agents note: We wish to inform prospective buyers that the seller of this property is a relative of an employee of Savills.

Solicitors: Wilmot & Co Solicitors LLP, 38 Castle Street, Cirencester, Gloucestershire GL7 1QH

Directions From the North - from the A419, 5.8 miles east of Stroud and 8.9 miles west of Cirencester, at the crossroads adjacent to the Jolly Nice farm shop and the former White Horse Public House turn south, signposted Rodmarton 3 miles. Continue for about 0.8 miles until reaching a small crossroads where you turn right signed Cherington and Tetbury, continue along this road until at a fork you see Lowesmoor Farm directly in front of you. Continue past the farm on the road to Cherington and after a short distance you will find the entrance to Lowesmoor Farmhouse on the left hand side, guarded by stone gate piers and a cattle grid.

From the South - from the A433 Cirencester to Tettbury Road, 4 miles east of Tettbury and 6 miles west of Cirencester take the turning for the north signed Rodmarton adjacent to a stone cottage guarded by a low level stone wall. Proceed north along this road passing the village of Rodmarton and on through open countryside. Eventually the road bears left at a junction signposted Frampton Mansell and continue for about another 100 yards before forking left beside a pair of stone cottages onto a lane signed as a gated road. Continue along this lane and you will see Lowesmoor Farm directly in front of you. On passing through the gates with a cattle grid you come to a ‘T’ junction adjacent to the buildings. Turn left and the entrance to Lowesmoor Farmhouse is found after about 150 yards on the left hand side guarded by stone gate piers and a cattle grid.

Viewing: Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker in London 020 7318 5182 or Savills on 020 7016 3784
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