



HAYMAN-JOYCE

LAND AT STRETTON-ON-FOSSE
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 9SG

UNIQUE EQUESTRIAN
OPPORTUNITY WITH APPROX.
8 ACRES OF PADDOCKS,
STABLING, MENAGE AND
HORSE WALKER

SITUATION

North Cotswold village, situated just off the Fosse Way approx. 4 miles from Moreton-in-Marsh and 2½ miles from Shipston-on-Stour, where there are a wider range of facilities for day-to-day needs

Fine village church and local inn

Popular 'Vegetable Matters' Farm Shop and Café is about 2.8 miles

Other towns within easy reach include Stratford-upon-Avon (12 miles), Leamington Spa (20) and Banbury (16)

Chipping Campden School (5 miles) is a non-selective secondary school and sixth form with academy status

Good train services from Banbury (16 miles) reaching Marylebone from 56 minutes, and Moreton-in-Marsh (6 miles) reaching Paddington from 92 minutes

Although Gloucestershire is the correct postal address, the property is in Warwickshire

Guide Price £450,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



SITUATION

- Thriving local community
- Popular village pub
- St Peter's village Church
- Vegetable Matters Farm Shop & Cafe 3 miles
- Shops at Shipston-on Stour 3.5 miles
- Easy access to major road links
- Good transport links and mainline train station at Moreton-in-Marsh (4 miles)
- Many countryside walks

THE LAND

- The perfect equestrian opportunity with 8.76 acres
- Enclosed stable yard laid to concrete with ample drainage, a block of four stables, tack room and additional wooden sheds for storage
- From the stable yard leading through a connecting five bar gate are the paddocks
- There is a west-facing chalet-style wooden cabin with power, water and drainage connected, with both terraced and gravelled seating areas
- 35m x 25m ménage with a sand and clopf surface
- Horse walker
- Field shelters with water and power
- Impressive natural swimming pool with surrounding gabion stone baskets and an established pond with bull rushes
- There is plenty of parking with easy vehicular access via twin five-bar gates accessed from the top of the farm-track leading off the Green called Old Tree Cottages

RIGHTS OF WAY

- Advantage of secondary vehicular access via a right of way for agricultural use only to the north-east corner, via the Golden Cross, which is accessed off the Fosse Way – please note blue line on attached plan
- Public footpath running along the farm-track, leading off Old Tree Cottage – please note green dotted line on attached plan
- Neighbours right of access along the farm-track, leading off Old Tree Cottage – please note shaded area on attached plan.
- There is also an additional neighbour right of way (pedestrian and restricted vehicular) to be used with or without vehicles as required for the maintenance and construction of fence, hedges and ditches upon the property for mowing and general cultivation of the land and for the pedestrian access to the land – please note yellow line on attached plan

SERVICES

- Mains water and electricity are connected to part only

PLANNING POTENTIAL

- There may be potential to secure planning permission to convert the existing stables to residential. The owner has not investigated, and it is for purchasers to make their own enquiries and take their own advice
- Offers subject to planning permission will not be considered
- The log cabin has been on site for ten years

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) north and after 4 miles turn left signposted 'Stretton-on-Fosse'
- Follow the road into the village
- The track to the land will be found on the right through twin five-bar gates accessed from the top of a farm-track called Old Tree Cottages, leading off the Green
- what3words: emblem.shirt.tricycle

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

 **MAYFAIR**
OFFICE NETWORK

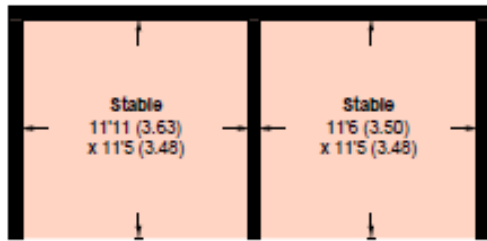
 **OnTheMarket.com**

MIM140163 / 623062

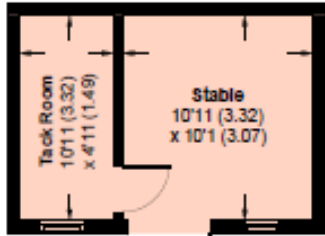
IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

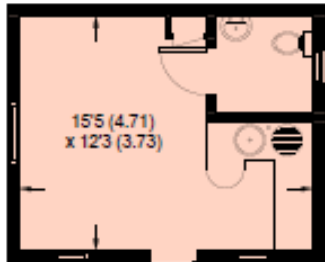




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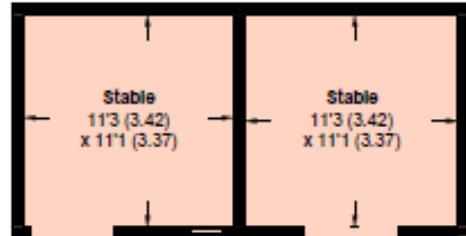


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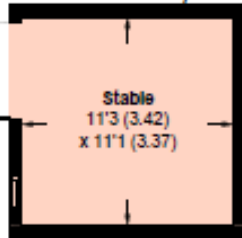


LOG CABIN

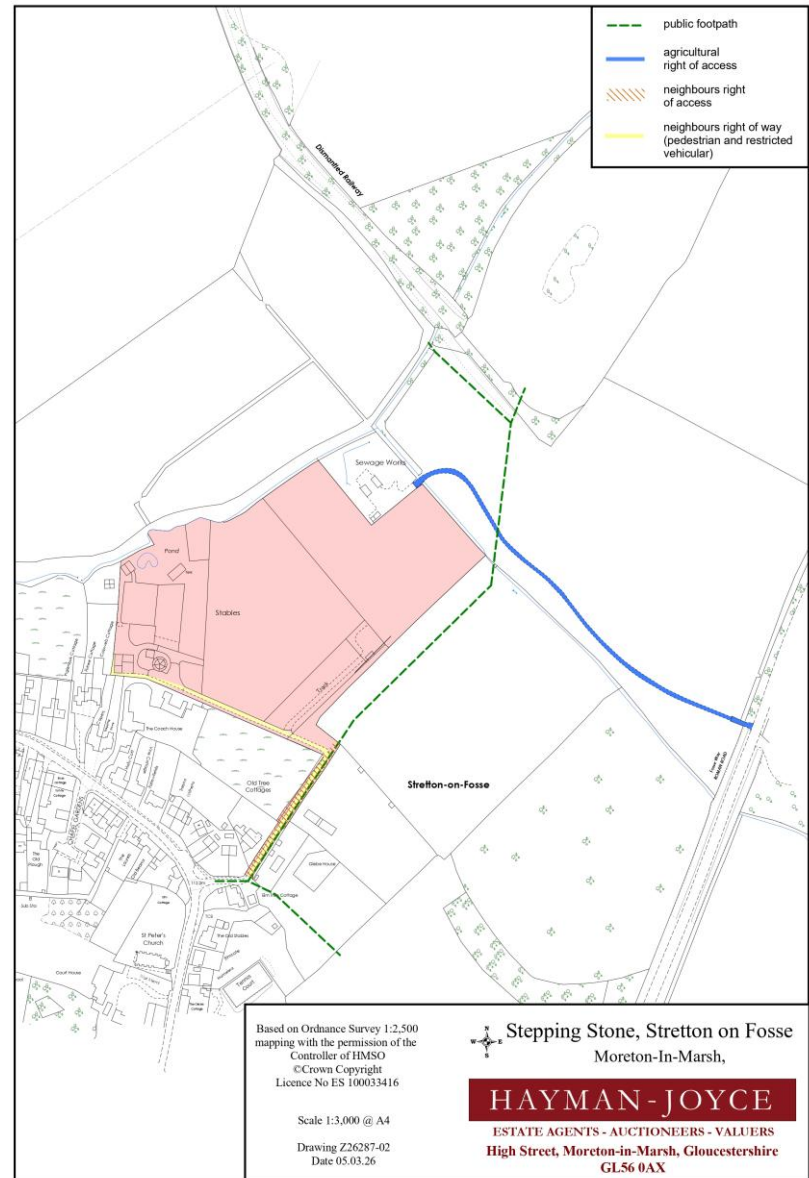
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Scale 1:3,000 @ A4

Drawing Z26287-02
Date 05.03.26

Stepping Stone, Stretton on Fosse
Moreton-in-Marsh,

HAYMAN-JOYCE

ESTATE AGENTS - AUCTIONEERS - VALUERS
High Street, Moreton-in-Marsh, Gloucestershire
GL56 0AX

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k