

HORCOTT BARN

Fairford, Gloucestershire



MOORE ALLEN
& INNOCENT

HORCOTT BARN

HORCOTT ROAD, FAIRFORD, GLOUCESTERSHIRE GL7 4BZ

GUIDE PRICE £450,000

A TRADITIONAL STONE BARN WITH FULL PLANNING CONSENT FOR
CONVERSION TO A SINGLE DWELLING

LOCATION

The property is situated in an attractive rural setting within easy reach of the historic market town of Fairford and the town of Cirencester, the capital of the Cotswolds. Fairford offers an excellent range of day-to-day amenities, including independent shops, cafés, pubs, a primary school and medical facilities. Cirencester, approximately 8 miles away, provides a comprehensive selection of shopping, leisure, educational facilities, supermarkets, restaurants, cafés and sports clubs. The area is renowned for its outstanding countryside, with an extensive network of footpaths and bridleways, as well as nearby attractions including the Cotswold Water Park. Communications are excellent, with convenient access to the A417, A419 and M4.

LOCATION

The property comprises an impressive and well-maintained traditional Cotswold stone barn, occupying a desirable position on the outskirts of Fairford. The barn is offered with generous grounds and private parking, presenting an exceptional opportunity to create a family home in a highly sought-after location.

PLANNING PERMISSION

The property benefits from full planning permission granted on 6th May, 2026 by Cotswold District Council for “Change of use and conversion of agricultural barn to dwelling and conversion of outbuilding to form garages/store together with

landscaping and associated works”. The approved application provides for an impressive four-bedroom dwelling, together with the conversion of an existing outbuilding to create two garage bays for additional storage. The proposed accommodation comprises a large kitchen/sitting/dining room, utility room, office, cloakroom, four bedrooms and three bathrooms.

VIEWINGS

Strictly by prior appointment through the sole Selling Agents (01285 648115).

METHOD OF SALE

The property is freehold and is offered for sale by private treaty as a whole, with vacant possession on completion. You will need to register your interest with the Selling Agent to be kept up to date with progress.

SERVICES

There are currently no services connected to the property. We understand that mains water and electricity services are available nearby.

OUTGOINGS

There are no known outgoings associated with the property.

LOCAL PLANNING AUTHORITY

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

RIGHTS OF WAY

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

BOUNDARIES

Please note that not all of the property's boundaries are marked on the ground. The Seller has agreed to erect and pay for the dividing wall to the north of the barn, in character with the neighbouring dividing wall.

ACCESS

A right of vehicular access will be granted to the buyer over the Horcott Farm drive as shown in brown on the sale plan.

The Sellers will retain a right of access over part of the property to access their retained land. This is shown by blue hatching on the sale plan.

HEALTH AND SAFETY

Due to the nature of the property, we kindly ask all interested parties to take care when viewing. The Seller and Selling Agents cannot accept liability for any loss, damage, or injury that may occur while visiting the property.

COMMUNITY INFRASTRUCTURE LEVY

The Buyer will be liable to pay £18,819.62 of Community Infrastructure Levy to Cotswold District Council on commencement of development of the planning permission 26/00446/FUL.

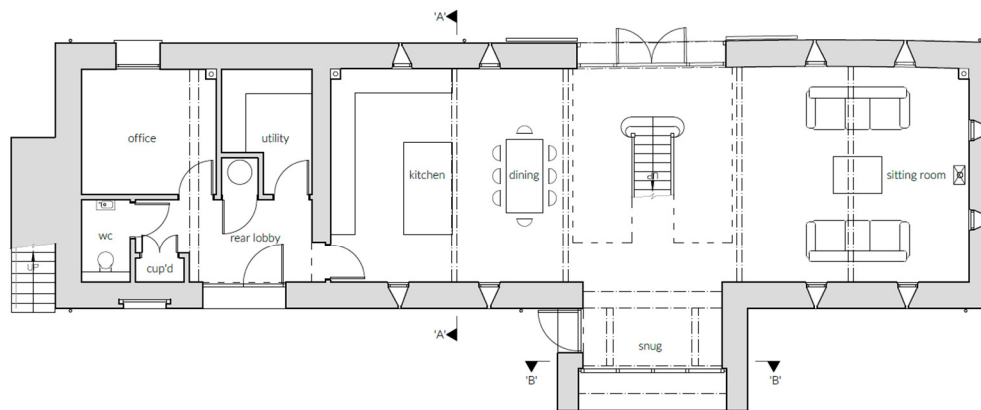
ONLINE DATA ROOM

Further information about the property is available in an online data room. Please contact the Selling Agents for the login details.

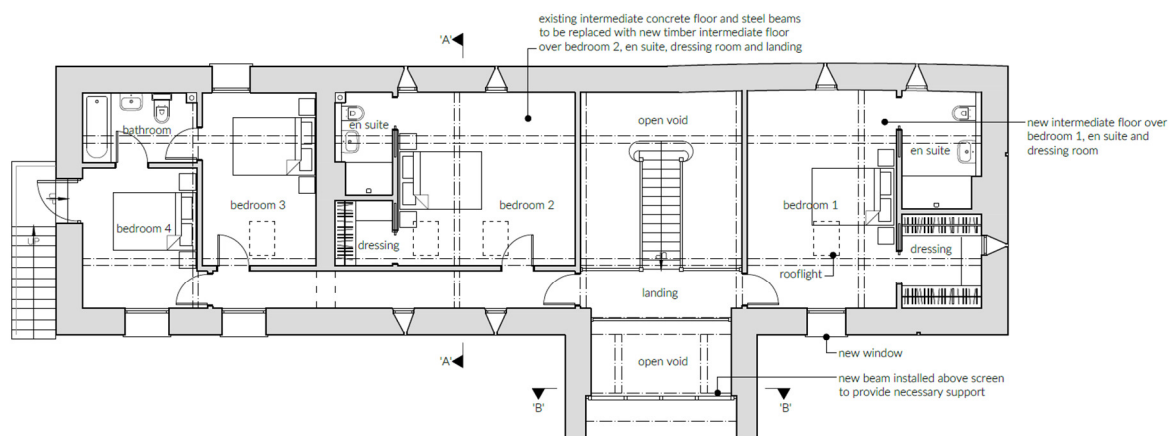
DIRECTIONS

From Cirencester take the A417 towards Poulton and Fairford. Follow this road for approximately 8 miles and you will reach the village of Fairford. You will reach a crossroads with the Marlborough Arms on your left hand-side. Take the right hand turning onto Horcott Road and stay on this road for half a mile. The Property will be found signposted on your left hand side.

What3Words: [\\crib.declining.fractions](#)



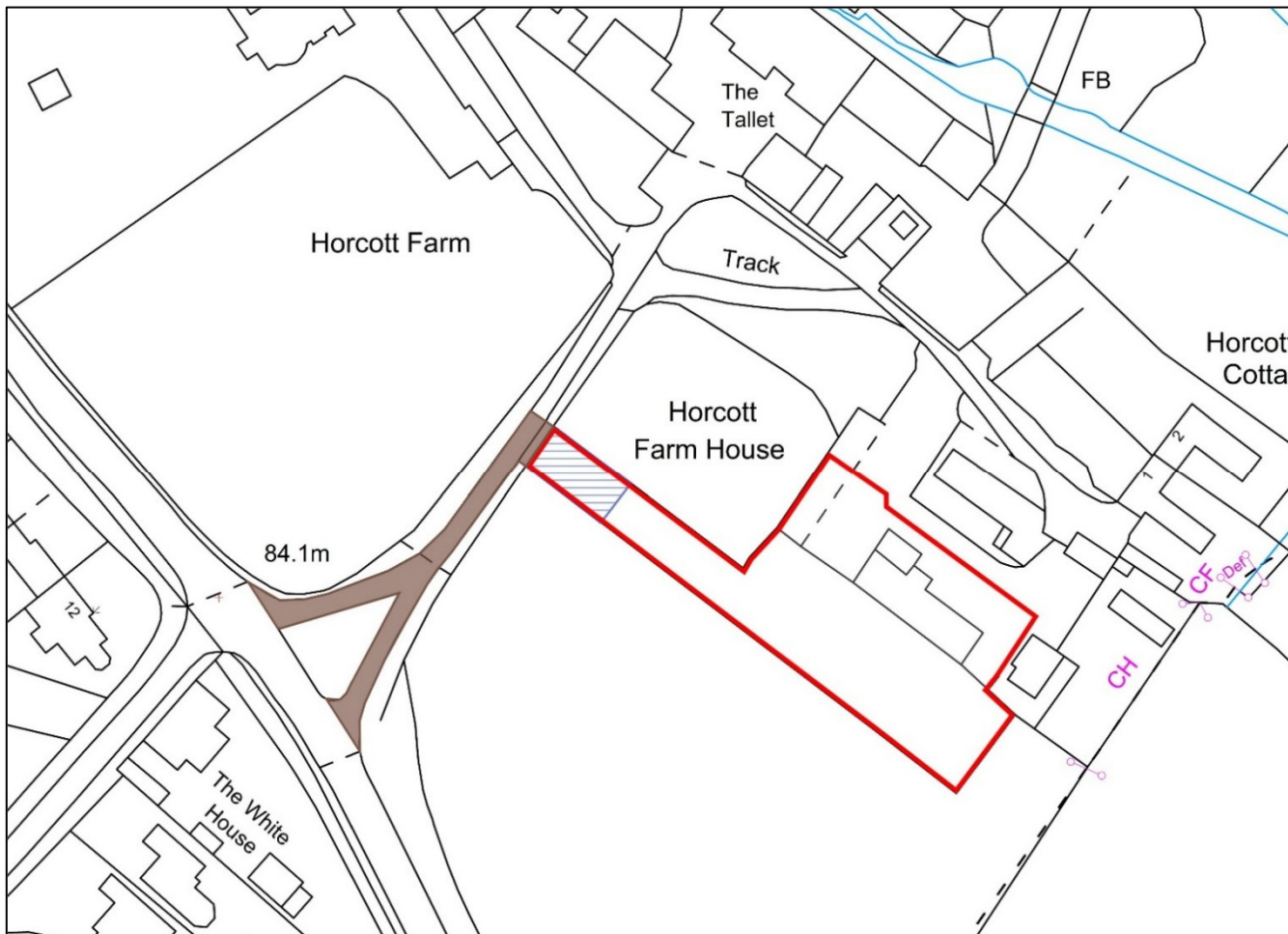
① Proposed Ground Floor Plan
1:100



② Proposed First Floor Plan
1:100

NOT TO SCALE





Moore Allen & Innocent LLP for themselves and for the Seller of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property.
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

MONEY LAUNDERING REGULATIONS

Prospective purchasers should be aware that in the event that their bid is successful, they will be required to provide us with the documents in relation to Money Laundering Regulations.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.



33 Castle Street, Cirencester,
Gloucestershire GL7 1QD

01285 648115

mooreallen.co.uk