

# FARMLAND AT SHEEPHOUSE LANE

Cirencester, Gloucestershire

MOORE ALLEN  
& INNOCENT



# FARMLAND AT SHEEPHOUSE LANE

Cirencester, Gloucestershire

*An attractive parcel of productive arable  
farmland and woodland in a prime location*

**In all about 149.37 acres (60.45 hectares)**

For sale by private treaty as a whole

**MOORE ALLEN  
& INNOCENT**

33 Castle Street, Cirencester, Gloucestershire, GL7 1QD

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[mooreallen.co.uk](http://mooreallen.co.uk)

## LOCATION

The property is situated to the North of the Cotswold village of Ampney Crucis and a short drive away from the highly regarded Gloucestershire village of Barnsley. Situated approximately two miles east of the historic market town of Cirencester, often referred to as the “Capital of the Cotswolds”, the property enjoys close proximity to an excellent range of everyday amenities. Cirencester offers an attractive mix of boutique independent shops, cafés, restaurants, supermarkets, and highly regarded schooling, alongside a rich heritage and community atmosphere. The surrounding villages, including Ampney Crucis and Barnsley, are renowned for their quintessential Cotswold character and sense of peace and privacy.

Despite its idyllic rural setting, the property is exceptionally well connected. Excellent transport links provide convenient access to larger regional centres including Gloucester, while the nearby A417 and M5 motorway offers straightforward connections to Bristol, Birmingham, and beyond.

## DIRECTIONS

Exit the A417 and follow signposts for the A429. At the roundabout, take the second exit, onto Burford Road and stay on this road for approximately 1.5 miles. You will then arrive at a left-hand junction signposted ‘Sheephouse Lane’. The Property will be found on your right-hand side after 1 mile.

What 3 Words:///from.holdings.exporters.





## DESCRIPTION

An excellent parcel of arable land with a block of newly planted woodland extending to about 149.37 acres (60.45 hectares) The Property lies within a ring fence and benefits from good vehicular access, at several points directly off Sheephouse Lane, and Welsh Way.

The land is predominantly level in nature, enhancing its suitability for modern farming practices and efficient cultivation. It is thoughtfully divided into well-proportioned and clearly defined field enclosures, allowing for flexible cropping arrangements and effective land management.

Classified as Grade 3 agricultural land, the soils comprise a balanced mix of loamy and clayey textures, with naturally impeded drainage characteristics. This soil profile supports a wide range of combinable crops and lends itself well to consistent arable production.

Overall, this is a well-located and highly functional parcel of farmland, offering immediate farming potential alongside longer-term investment appeal.

## VIEWING

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.

## LOCAL PLANNING AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1EX. TEL: 01285 623 000

## SELLER'S SOLICITOR

Clarke Willmott Solicitors, Blackbrook Gate, Blackbrook Avenue, Taunton, TA1 2PG. TEL 0345 209 1743.

## ACCESS

Access to the property is taken directly from Sheephouse Lane and Welsh Way.

## RIGHTS OF WAY

There are no known Public Rights of Way through the Property.

## OUTGOINGS

There are no known outgoing associated with the property.

## SERVICES

There are no known services connected to the Property.

## BOUNDARIES

The boundaries mostly comprise mature hedgerows. There are currently two boundaries that are un-fenced. These boundaries will be marked by the Selling Agents and will be fenced with stock-proof fencing. It is anticipated the cost

and maintenance will be split between the buyer and the neighbouring landowner.

## FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

## SPORTING, TIMBER AND MINERALS

The sporting rights, standing timber and mineral rights as far as they are owned, are included in the sale.

## GRANT SCHEMES

Some of the land is subject to a Countryside Stewardship (Mid-Tier) Agreement ref: 1142065 and Countryside Stewardship (Higher Tier) Agreement ref: 464848. The benefits and obligation of the scheme will be transferred to the buyer at completion.

## 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.

## SALE PLAN AND PARTICULARS

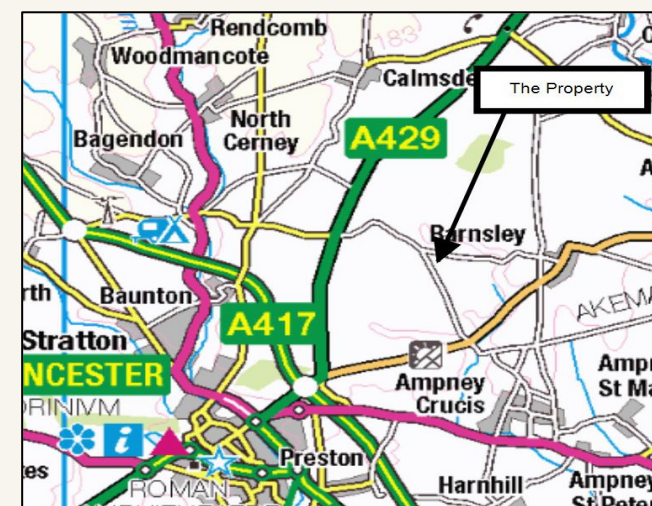
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Please note, some of the measurements included within this brochure have been taken from online mapping software and therefore may not be entirely accurate.



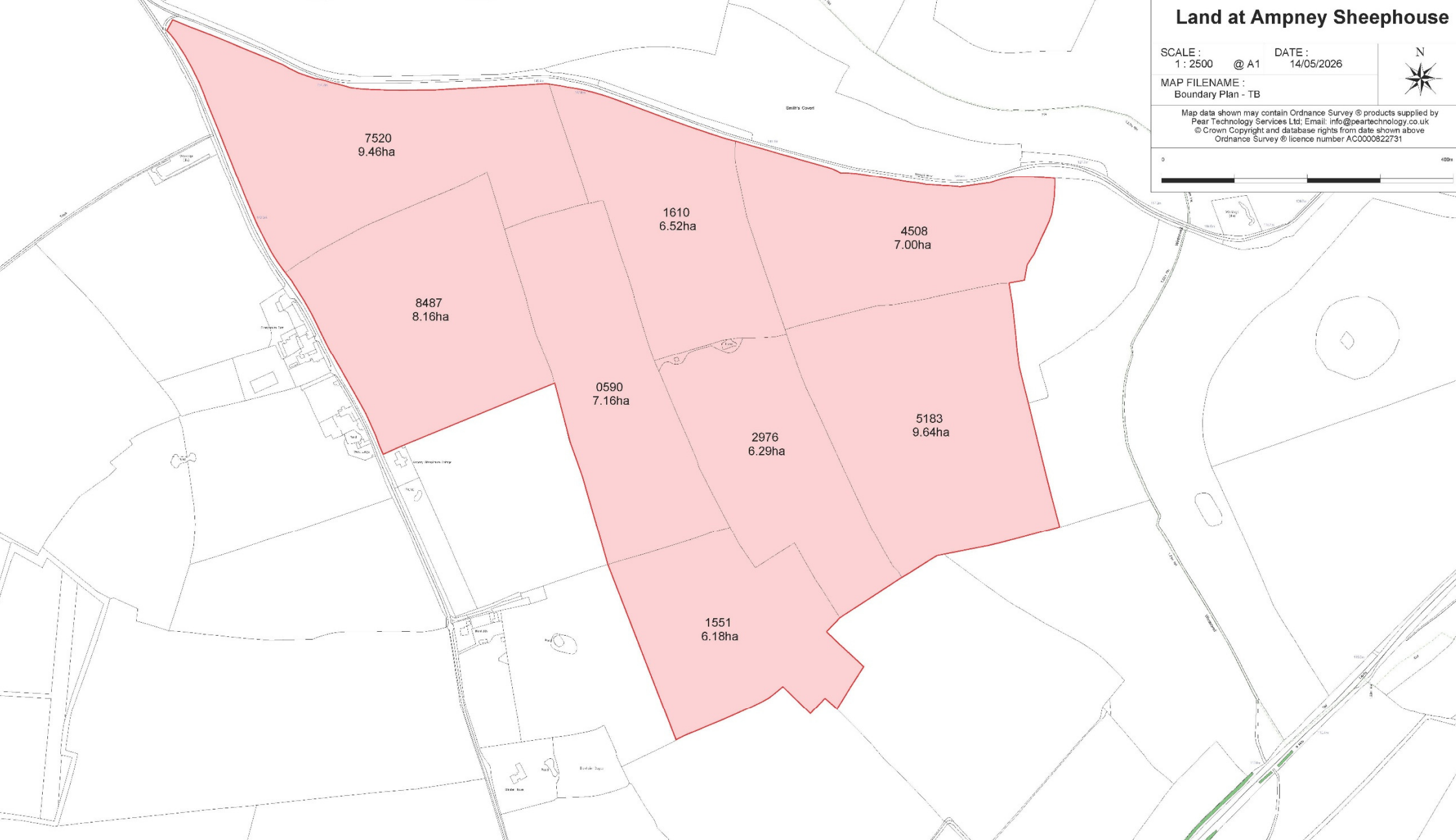
# Land at Ampney Sheepphouse

SCALE : 1 : 2500 @ A1 DATE : 14/05/2026



MAP FILENAME : Boundary Plan - TB

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