Church Farm

Clapton-on-the-Hill, Gloucestershire, GL54 2LG

BRUTON KNOWLES

On behalf of

Gloucestershire COUNTY COUNCIL



- 3 bedroom farmhouse
- 104 acres of pasture land
- Range of farm buildings

For Sale |

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Offers in excess of £2,000,000 Freehold with vacant possession

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Introduction

An opportunity to acquire a versatile farm with modern detached farmhouse, pasture land and range of buildings in a picturesque location on the edge of a prime North Cotswold village.

Church Farm adjoins the attractive and sought-after village of Clapton-on-the-Hill. The property is well positioned within easy reach of many of the region's most popular destinations including Daylesford, Burford and Northleach. Bourton-on-the-Water lies just 3 miles to the north.

Available as a Whole or in Lots

Lot 1 - Church Farm with 81.80 acres £1,700,000

Lot 2 – 2.82 acres £40,000

Lot 3 – 9.54 acres £130,000

Lot 4 - 10.45 acres £130,000







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Location

Church Farm is situated in an elevated position on the western edge of the attractive village of Clapton-on-the-Hill. It enjoys a peaceful rural setting while remaining within easy reach of a number of prime North Cotswold towns and villages offering a good range of amenities and providing plenty of opportunities for dining, shopping and leisure.

The nearby A40 offers direct routes to Cheltenham to the west and Oxford to the east. Kingham station is a 20 minute drive from the property and offers a direct train service to London Paddington which takes approximately 1 hour.

Farmhouse

The farmhouse, constructed in the mid-1990s, comprises a detached three-bedroom dwelling of stone and blockwork construction, beneath a pitched tile roof. The property benefits from a small integral single garage, which is accessible both externally and from within the house.

The farmhouse sits within a lawned garden extending to approximately 0.30 acres, enclosed by mature hedging and trees. Internally, the property is finished to a modest specification, giving an incoming purchaser the opportunity to improve the accommodation to suit their own style and requirements. Access to the farmhouse is provided via the same entrance drive serving the main farmyard.

The accommodation briefly comprises an entrance hall, sitting room with wood burner, dining room, kitchen, office and shower room including shower, WC, and basin to the ground floor. To the first floor there are three bedrooms and a family bathroom with bath, WC, and basin. There is an airing cupboard with water tank on the landing.

Buildings

The farm buildings, extending to approximately 16,390 sq ft of gross external area, are arranged in a single collection and lie to the north of the farmhouse. The entrance drive leads past the farmhouse and drops down towards the buildings.

The buildings briefly comprise:

(1) A two-bay steel frame stock shed providing loose housing

(2) A six-bay steel frame straw shed

(3) A nine-bay steel frame stock shed

(4) A concrete block enclosed pump room, former dairy (workshop), and bulk tank room adjoining the above, mono-pitch roof, forming part of the wider building structure.

(5) A ‘6-12’ herringbone milking parlour enclosed within a concrete block building forming part of the nine bay stock shed.

(6) A 1996 built steel portal framed cubical shed (52 no. cubicles),

(7) A 1992/2000 built steel frame covered silage pit with a three bay lean-to

(8) Slurry lagoon

(9) Former weeping wall slurry pit, now acts as muck store

(10) Dilapidated former Dutch barn



Land

The majority of the land, Lot 1, is predominantly located to the west of the farm buildings and extends to approximately 81.77 acres. The land is mainly Grade 3 with a steeper area of grade 4 to the north and lies over shallow lime-rich soils over chalk or limestone. Half of the land also falls within a Nitrate Vulnerable Zone (NVZ). There are three public footpaths, running along the farm driveway, and crossing Lot 1 to the east and west of the farmhouse and buildings.

Lot 2

A small parcel of approximately 2.82 acres of flat pasture land on the southern edge of the main holding and adjacent to the western edge of the village, with direct roadside access.

Lots 3 and 4

Two flat parcels of pasture land, separate from the main holding, extending to approximately 9.54 and 10.45 acres respectively. The parcels benefit from direct roadside access and are bounded by mature hedges and drystone walls.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **May 2025.**

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Environmental Schemes

We understand the property is not in any environmental stewardship schemes

Services

The property is connected to mains water and electricity with oil fired central heating and a private septic tank.

Any potential purchaser should undertake their own searches in this regard.

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

Method of Sale

The property is for sale by way of **Informal tender**. Offers should be submitted to the sole selling agents, in writing addressed to:

Ellie McDowell, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email ellie.mcdowell@brutonknowles.co.uk

Offers must be received by 12 noon on Tuesday 8th December 2026

VAT

The property is not elected for VAT

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

The property is to be sold with a proposed overage clause of 50% for 30 years for any non-agricultural or equestrian use. Offers will be considered on alternative terms.

The details of the overage will be written up once an offer has been accepted.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Energy Performance Certificate

The property has an energy rating of D (62)

Council Tax

Church Farm - £2,923.12 (E)

Planning Use / History

The property is situated within the Local Authority of the Cotswold District Council.

The farmhouse is subject to an Agricultural Occupancy Condition.

We understand there to be no outstanding planning applications associated with the property.



Lots 3 and 4

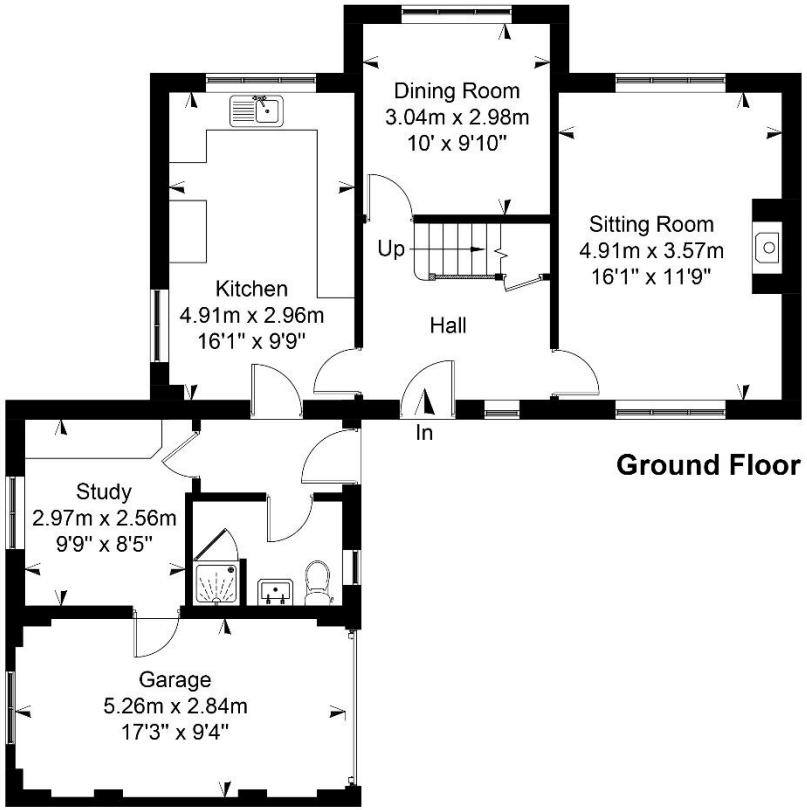
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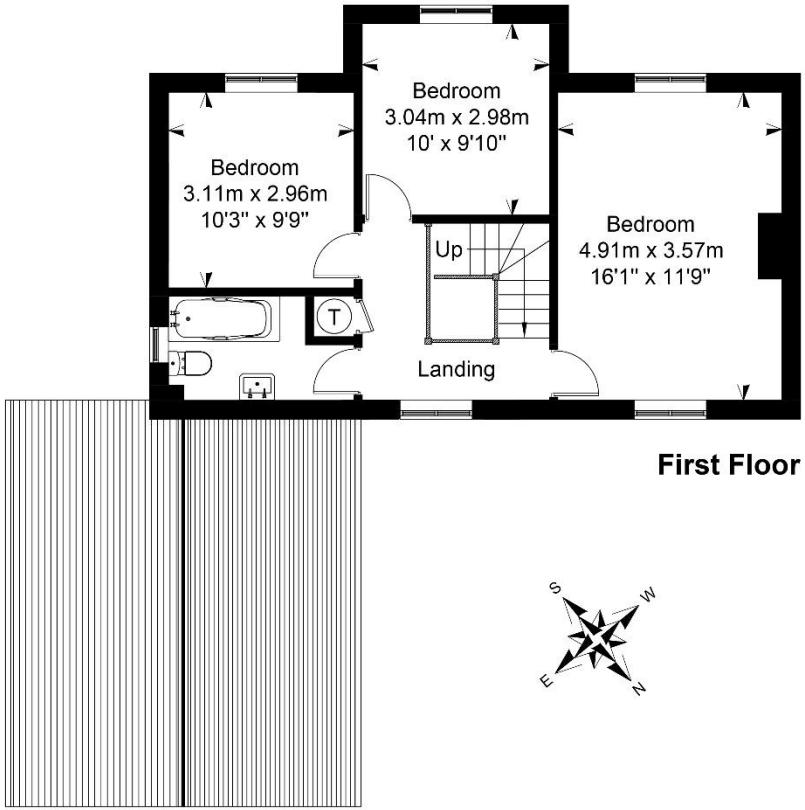
Approximate IPMS2 Floor Area

House	118 sq metres /	1270 sq feet
Garage	15 sq metres /	161 sq feet
Total	133 sq metres /	1431 sq feet

Simply Plans Ltd © 2026
07890 327 241
Job No SP4223
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor

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Contact:

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Senior Rural Surveyor

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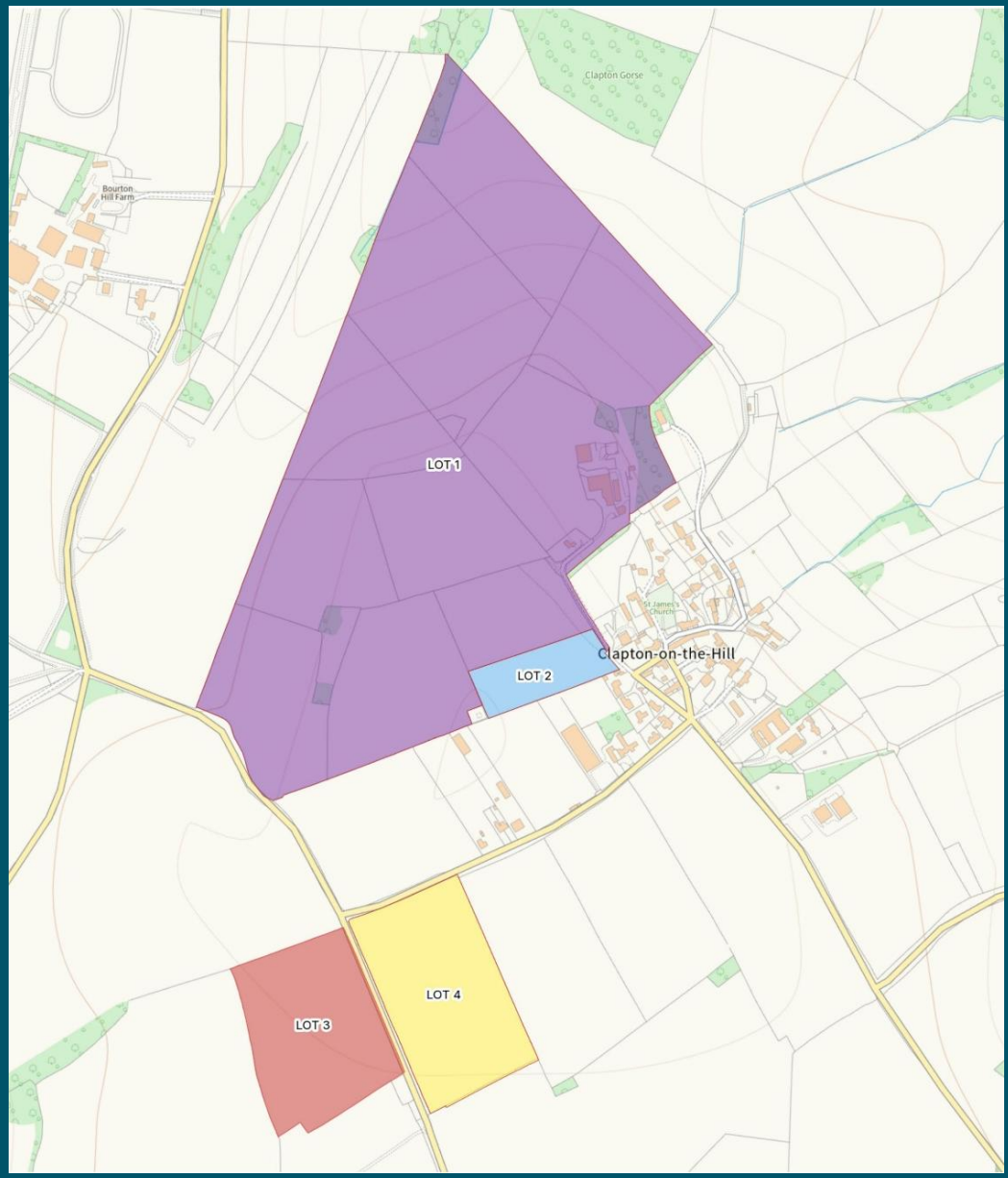
Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

T: 01452 880000

Viewings

Viewings strictly by appointment only with Bruton Knowles, the sole selling agents.



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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