

# 'TOP BARN' JACOBS FARM BUILDINGS

LECHLADE, GLOUCESTERSHIRE GL7 3EB



MOORE ALLEN  
& INNOCENT



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Lechlade  
Gloucestershire  
GL7 3EB

A superb development opportunity. Substantial barn with 'Class Q' planning consent to provide a detached contemporary home to offer open plan living and four bedrooms. Small paddock and good range of modern outbuildings.

Residential GIFA estimated 253 sqm  
In all the site extends to 3.3 acres

OFFERS ARE INVITED FOR THE  
FREEHOLD IN THE REGION OF  
£695,000

FOR SALE BY PRIVATE TREATY



## LOCATION

Lechlade is located on the further most navigational point of the River Thames bordering three counties. It is a charming historic Cotswold market town boasting a vibrant community. The town offers a wealth of reputable day to day amenities to include a popular primary school, convenience stores, butchers, modern medical centre, dentists, numerous public houses, and restaurants. Its proximity to the River Thames affords aquatic past times and splendid walks.

Motorways M4 J15 c. 14 miles | M5 J11a c.29 miles  
Railways Swindon c.13 miles Paddington 59 mins

## THE PROPERTY

Top Barn \* lies to the north west of Lechlade occupying a semi-rural position set away from main roads. The property enjoys far reaching views to the south and east, looking back toward the charming riverside town of Lechlade. Consent has been granted to convert the main barn into a stylish detached home of generous proportion providing accommodation over two floors.

The property also benefits from further external amenity space offering additional scope.

Ground in all extend to 3.30 acres (1.33 ha) laid to grassland with separate vehicular access.

## PROPERTY INFORMATION

Cotswold District Council reference 21/04294/AGRPAN dated 23<sup>rd</sup> December 2021 refers to Prior Approval Notification of Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part3, Class Q – Change of use of agricultural building to a single dwelling at Jacobs Farm, Hambidge Lane, Lechlade, Gloucestershire GL7 3EB.

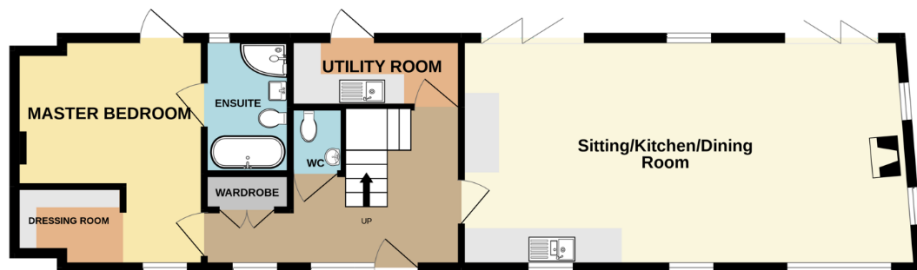
The property is freehold with vacant possession offered upon completion.

Main's electricity and water are nearby.

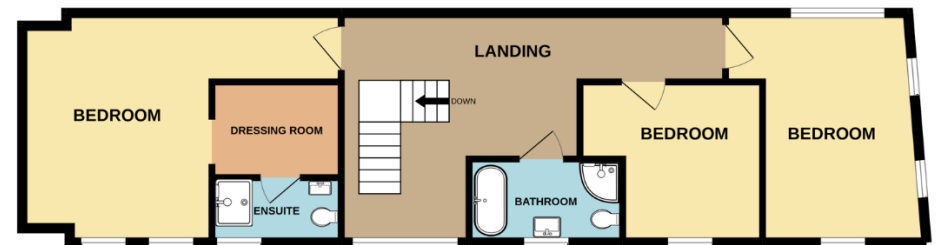
*\* Top Barn is a marketing name only.*



GROUND FLOOR




1ST FLOOR

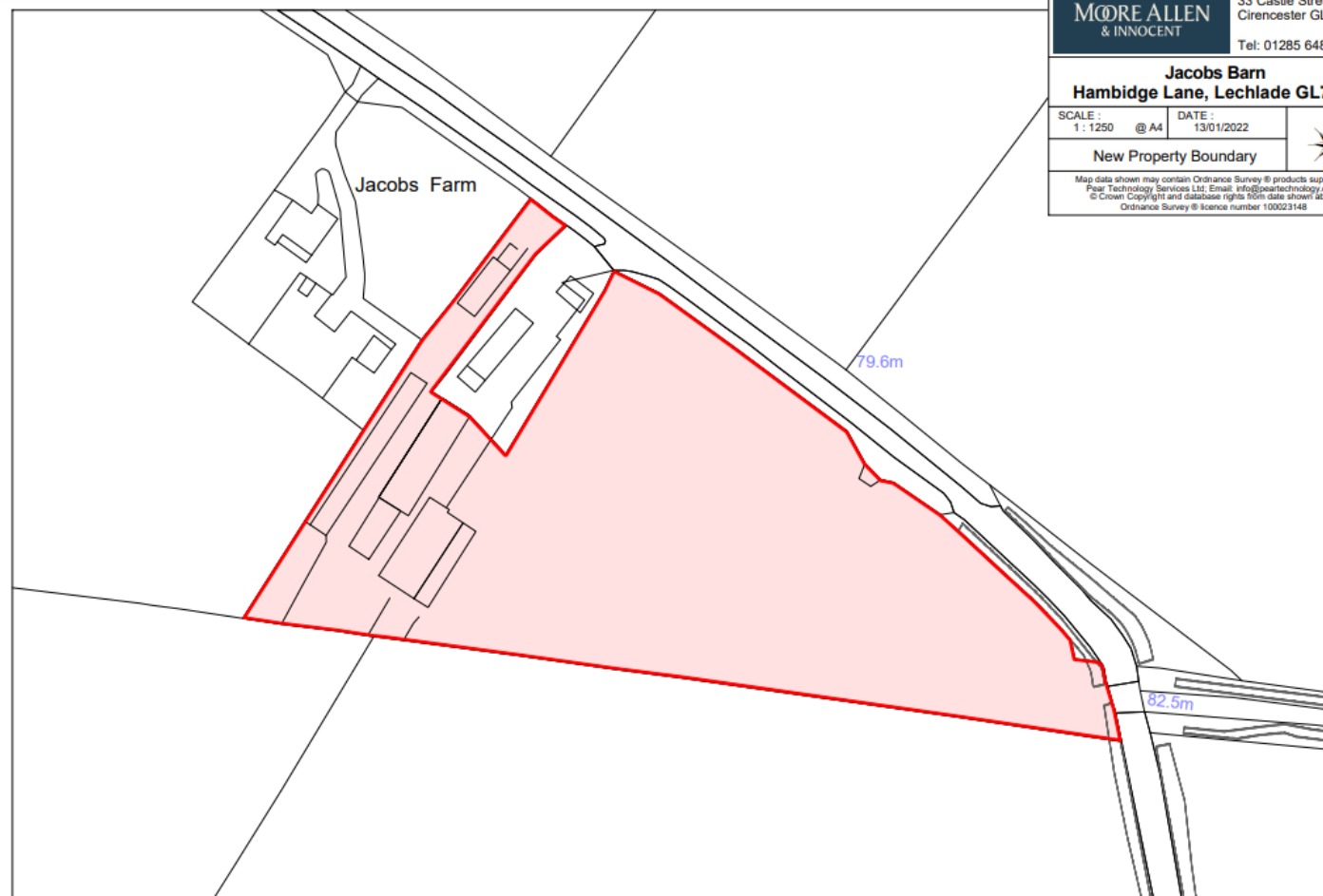




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**Jacobs Barn**  
**Hambidge Lane, Lechlade GL7 3EB**

|   |      |                     |  |
|---|------|---------------------|--|
| SCALE:<br>1 : 1250  | @ A4 | DATE:<br>13/01/2022 | N<br> |
| <b>New Property Boundary</b>  |      |                     |  |
| <small>Map data shown may contain Ordnance Survey © products supplied by<br/>Peer Technology Services Ltd. Email: info@peertechology.co.uk<br/>© Crown Copyright and database rights 2018 data shown above<br/>Ordnance Survey © licence number 100023148</small> |      |                     |  |



### DIRECTIONS

From the agent's Lechlade office proceed north on the Burford Road taken the next left into Hambidge Lane. Proceed for approximately half of a mile, crossing the former railway line and the property will be seen a short distance along on your left.

### VIEWINGS

All appointments to view must be made through the selling agents Lechlade office (01367) 252541 or [lechlade@mooreallen.co.uk](mailto:lechlade@mooreallen.co.uk)



Burford Street, Lechlade, Gloucestershire, GL7 3AJ

01367 252541 [lechalde@mooreallen.co.uk](mailto:lechalde@mooreallen.co.uk)

### DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016

