



## Parcel of land

Lechlade, GL7 3NZ

Asking Price £25,000



An exciting opportunity to acquire multiple parcels of land on the northern edge of the sought-after Cotswold village of Southrop. The land is available in nine smaller parcels of around 1 acre each, offering excellent flexibility for a variety of purchasers \*\* THREE ALREADY RESERVED \*\*





Land Description

Situated on the outskirts of the highly desirable and unspoilt Cotswold village of Southrop, this rare opportunity offers a selection of land parcels in a picturesque rural setting. Access is provided via an established track, with the nearest postcode being GL7 3NZ.

Southrop is renowned for its honey-coloured stone cottages, peaceful atmosphere, and strong community spirit. Perfectly placed between Cirencester and Lechlade, with Fairford just 4 miles west and the historic town of Burford around 7 miles north, it offers a blend of country charm and convenient access.

The land may offer a variety of potential uses, subject to the necessary planning permissions and consents. Buyers are advised to review the legal pack and consult professional advisors regarding overage restrictions and other details.

Viewings

Potential buyers are welcome to visit the site at their convenience and carry out their own drive-bys or external inspections. However, we strongly encourage all interested parties to register their interest with Adkins Property before travelling, so we can provide the latest information and updates.

Please contact Paul or a member of the Adkins team on 01285 239486 or 07851 111800 to discuss the opportunity or to register your interest.

Agents Notes

These particulars, along with the accompanying drone images and photographs, are provided for general guidance only and do not form part of any contract or warranty. All descriptions, measurements, and boundaries are given in good faith but should be independently verified by prospective purchasers.

We recommend that interested parties satisfy themselves as to the accuracy of all details and suitability of the land before making any decisions. For further information, or to discuss the opportunity in more detail, please contact our office prior to making arrangements to visit the site.

Compliance

In line with current Anti-Money Laundering (AML) regulations, all prospective buyers will be required to provide proof of identity, home address, and evidence of funding before any offer can be considered or accepted.

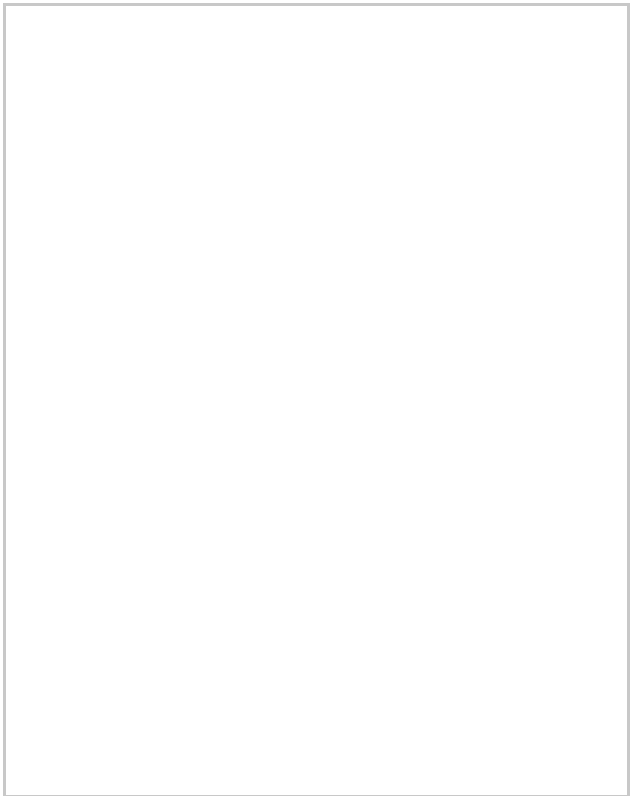
Social

Don't miss our latest property listings, market updates, and behind-the-scenes insights, follow us on social media @adkinsproperty. We also create engaging video tours of our homes, available across our website and social channels, giving buyers the chance to explore properties anytime, anywhere.

Area Map



Floor Plans



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

