

# **Waterside Plot, Cleveland Lakes**

Ashton Keynes, SN6 6QP



Unique opportunity to develop an exceptional one off waterside house | Informal Tender |  
1.6 acre plot adjacent to Cleveland Lakes Nature Reserve, Ashton Keynes | Viewings strictly  
by appointment on Saturday 7th August 2021

**Offers Over £600,000**

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It is our opinion that planning could be sought under paragraph 79(e) of the NPPF for "isolated" new homes in the countryside.

Paragraph 79(e) requires that the design is of exceptional quality, in that it is truly outstanding or innovative. It should reflect the highest standards in architecture and would help raise standards of design more generally in rural areas and would significantly enhance its immediate setting. It should also be sensitive to the defining characteristics of the local area.

Potential purchasers should make their own enquiries into the potential planning on this site and we recommend that professional advice is sought prior to offer.

The site which was part of Cleveland Farm is located away from any settlements, with the nearest village being Ashton Keynes. It is within the Cotswold Water Park which is a 42 square mile complex of 180 lakes formed by gravel workings on the borders of Gloucestershire, Wiltshire and Oxfordshire. There are two principal blocks of lakes: a larger one in the west centred on Ashton Keynes and a smaller eastern one centred on Fairford, with stepping-stones formed by recent workings in between.

Ten lakes within the Cotswold Water Park were notified as a Site of Special Scientific Interest (SSSI) in June 1994, for their standing water habitats and aquatic plant interest. In January 2021 the Cotswold Water Park SSSI boundary was expanded to include almost all of the lakes in recognition of the area's national importance for breeding and non-breeding water birds.



## Directions

From Cirencester on the London Road at the roundabout, take the 3rd exit onto Swindon Road/A429. At the roundabout, take the 2nd exit onto Swindon Road/A419 after 2 miles at the roundabout, take the 2nd exit onto Cirencester Road. after 1.5 miles at the roundabout, take the 3rd exit onto Spine Road E/B4696.

Turn left onto Fridays Ham Lane after 1.6 miles then look out for Jennies Kitchen Café on your left. There is a single-track lane immediately left after the café. Travel down this lane for 0.45 miles and the site is on your right. A map will be supplied for the open day.

## Viewings

Viewings are strictly by appointment on an open day with timed slots to be held on Saturday 7th August 2021. Please contact our Land Department on 01285 646770 to book your appointment.

## Location

The site is located along a single track lane off of Fridays Ham Lane and is located close to Ashton Keynes, a village and civil parish in north Wiltshire which borders with Gloucestershire. The village is about 5 miles (8 km) south of Cirencester and 3.5 miles (5.6 km) west of Cricklade.

At the 2011 census the population of the parish, which includes the hamlet of North End, was 1,400. The village lies within the Cotswold Water Park and is the only settlement substantially on both sides of the River Thames. This ancient village is set between Cirencester and Cricklade on the Wiltshire/Gloucestershire border and has many Cotswold stone buildings.

## Services & Tenure

To be sold with freehold title and full vacant possession, there are no leases.

We have not been advised that the site is affected by any onerous covenants or restrictions, which may affect title or future uses.

Currently no access to mains water – our opinion is the use of a bore hole well.

No access to foul drainage – our opinion is the use of a cesspit, as there can be no direct or indirect discharge into the lake.

No access to gas.

Access to electricity.

## Local Authority

Wiltshire Council  
Tel: 0300 456 0100  
www.wiltshire.gov.uk

## Town & Country Planning

The development site has a previous certificate of lawfulness for the existing use as a storage of vehicles, equipment and materials for use in association with agricultural operations and/or countryside maintenance both externally and internally within the existing barn on the site. The height of storage not exceeding the height of the barn. (ref - 15/01177/CLE). The application, we understand, was for B8 storage and distribution. The site adjoins a SSSI (Site of Special Scientific Interest). There is a previous central access onto the site which is now overgrown, this could in our opinion be re-instated.

## Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Monday 23rd August 2021 at the offices of Perry Bishop and Chambers, 2 Silver Street, Cirencester, GL7 2BL.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand, posted to our Cirencester office or by email [seantredgold@perrybishop.co.uk](mailto:seantredgold@perrybishop.co.uk).

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible after the closing date, with all parties being notified accordingly by 13th September.

## Important Notes

We are seeking an Individual or Company who can acquire planning for a one-off exceptional dwelling.

Due to the status of the lake there is no access or use of the lake.

The offer submitted can be Subject to Planning.

There is a requirement for consent from the vendors before any planning is submitted.

Once consent is granted the application cannot be altered unless consent is received.

There may be an allowance of Permitted Development rights should these be within the planning consent gained.

There may be an allowance of alterations after 3 years (subject to Planning).

The proposed Title boundary will be two meters inland from the lakes embankment.

All building to be removed on completion of contracts unless otherwise requested to remain.

The hard standing will remain on the site.

Top soil on the site can remain for landscaping purposes.

## Information Pack

Previous planning information.

Paragraph 79(e).

Ref: ST/EN/210034/080721



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

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

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.