

# For Sale - Development Opportunity

St Leonards Farm, Blunsdon, SN26 7BJ

richard  
james



richard



## The Location

There is a local school, St Leonards CE Primary, and both Warneford Secondary school in Highworth (4 miles) and Farmors Secondary school in Fairford (10 miles) have bus services running from the village.

There is also a bus service available to Cirencester College. With good road links via the A419 to the M5 and M4, and Swindon railway station (circa five miles) providing regular links to London (within an hour), this is a superb opportunity to get the best of both worlds whilst also being accessible.



## The Site

Situated in lower Blunsdon, we are offering for sale St Leonards Farm House; This six/seven bedroom farm house currently offers multiple barns which we believe could be developed subject to the necessary planning.

The plot its self is sat on C. 4.6 Acres and offers two entrances, One to the main Farm house and parking, with an additional driveway running along the plot to the rear barns and paddock.







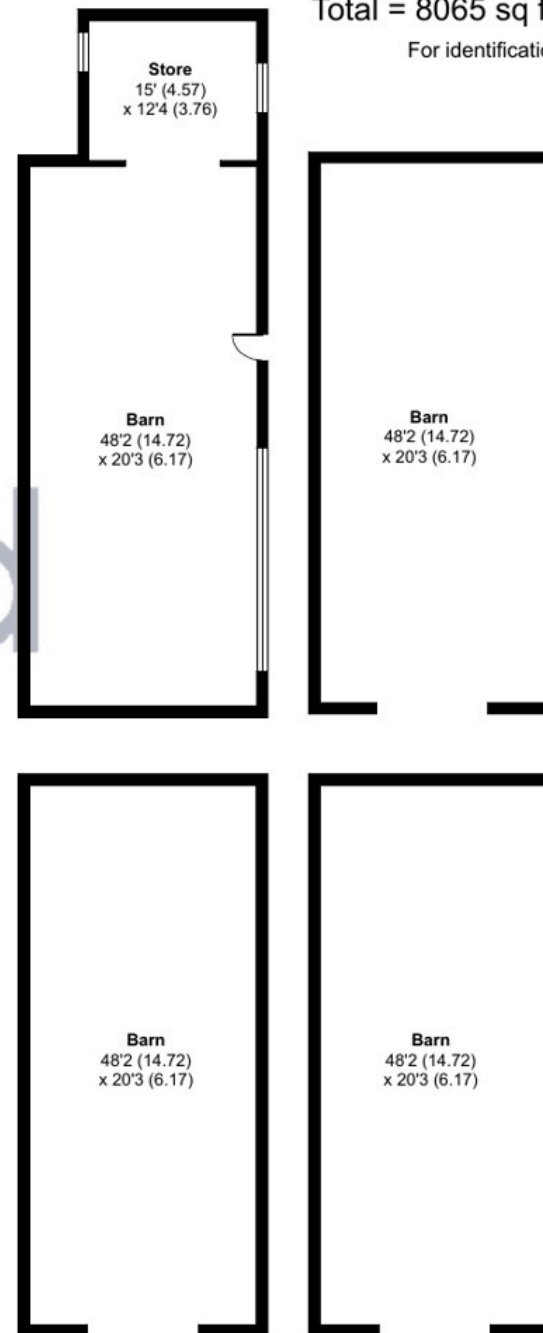
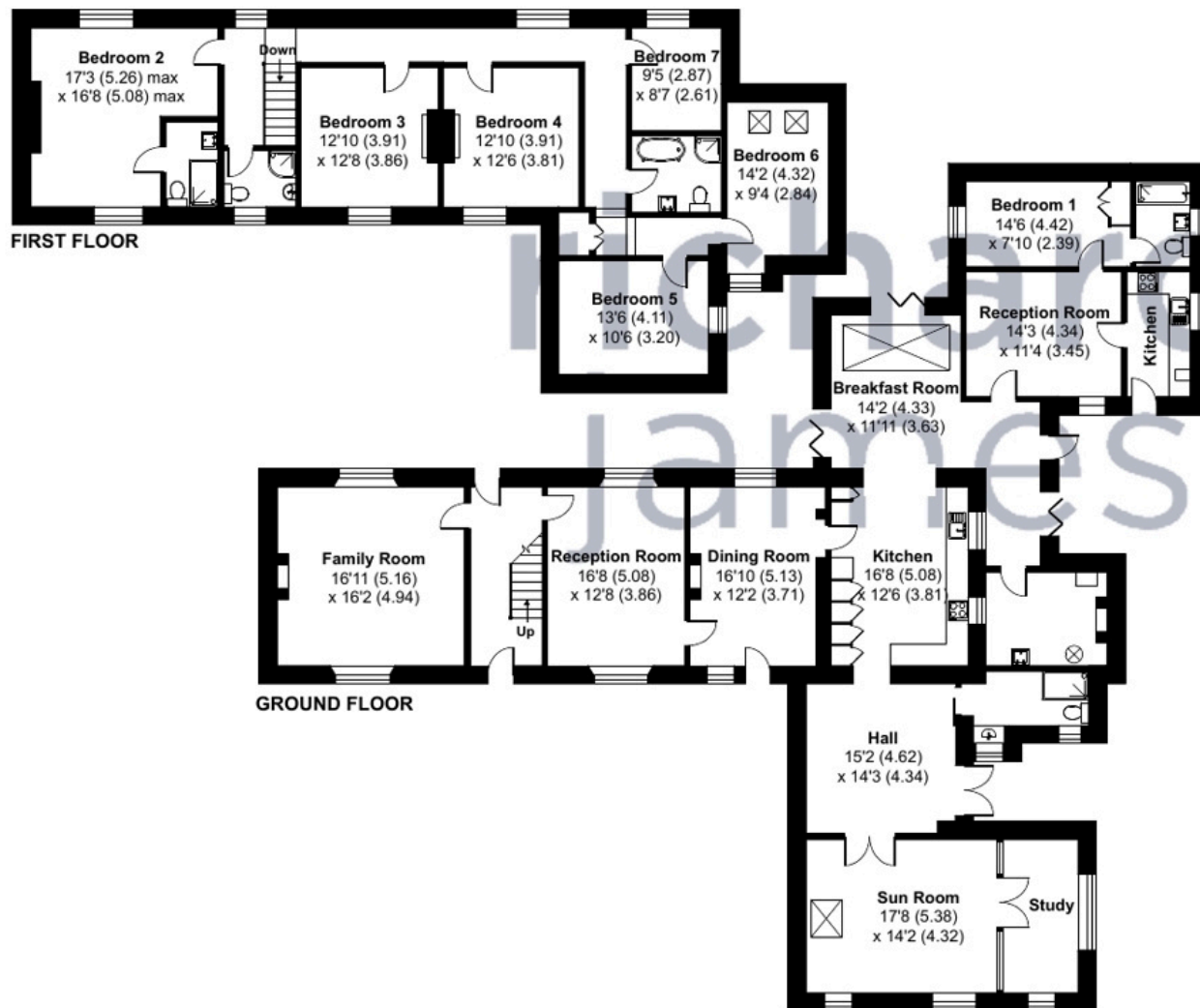


Approximate Area = 3954 sq ft / 367.3 sq m

Outbuilding(s) = 4111 sq ft / 381.9 sq m

Total = 8065 sq ft / 749.2 sq m

For identification only - Not to scale



## Offers

Offers should be submitted in writing to Ellis Smith via email no later than 12 noon on the 6th September 2024.



**Ellis Smith**

Land and Investment Manager

[ellissmith@richardjames.uk](mailto:ellissmith@richardjames.uk)

## Tenure

Freehold

## Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Offer Packs

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Proof of Funding
- Solicitors Details
- Timescales for Exchange and Completion

# Land & Investments

Gemini House  
Hargreaves Road  
Swindon  
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