



HORCOTT LAKES

FAIRFORD, GLOUCESTERSHIRE





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*Fairford 1 mile; Cirencester 8 miles; Oxford 25 miles; Swindon 10 miles;
M4 Junction 15 15 miles; Swindon Station 10 miles
(All distances are approximate)*

A UNIQUE OPPORTUNITY TO PURCHASE A SIGNIFICANT RANGE OF LAKES SITUATED WITHIN THE COTSWOLD WATER PARK

Six lakes with associated pasture and woodland extending to approximately 151.68 acres.

Located close to the popular Cotswold town of Fairford

Makes up part of the Cotswold Water Park Site of Special Scientific Interest (SSSI)

Three of the lakes let on licence and operated as a successful carp and tench coarse fishery

Opportunity for expansion of the fishery

Areas of attractive lakeside woodland and permanent pasture

Significant biodiversity value and opportunities

APPROXIMATELY 151.68 ACRES (61.383 HECTARES)

For sale by Private Treaty as a whole or in three lots



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Introduction

The sale of Horcott Lakes provides an exciting opportunity to acquire a range of lakes situated within the desirable Cotswolds area. The lakes are designated as SSSI and are operated in part as a commercial coarse fishery. The lakes were created by historic gravel extraction.

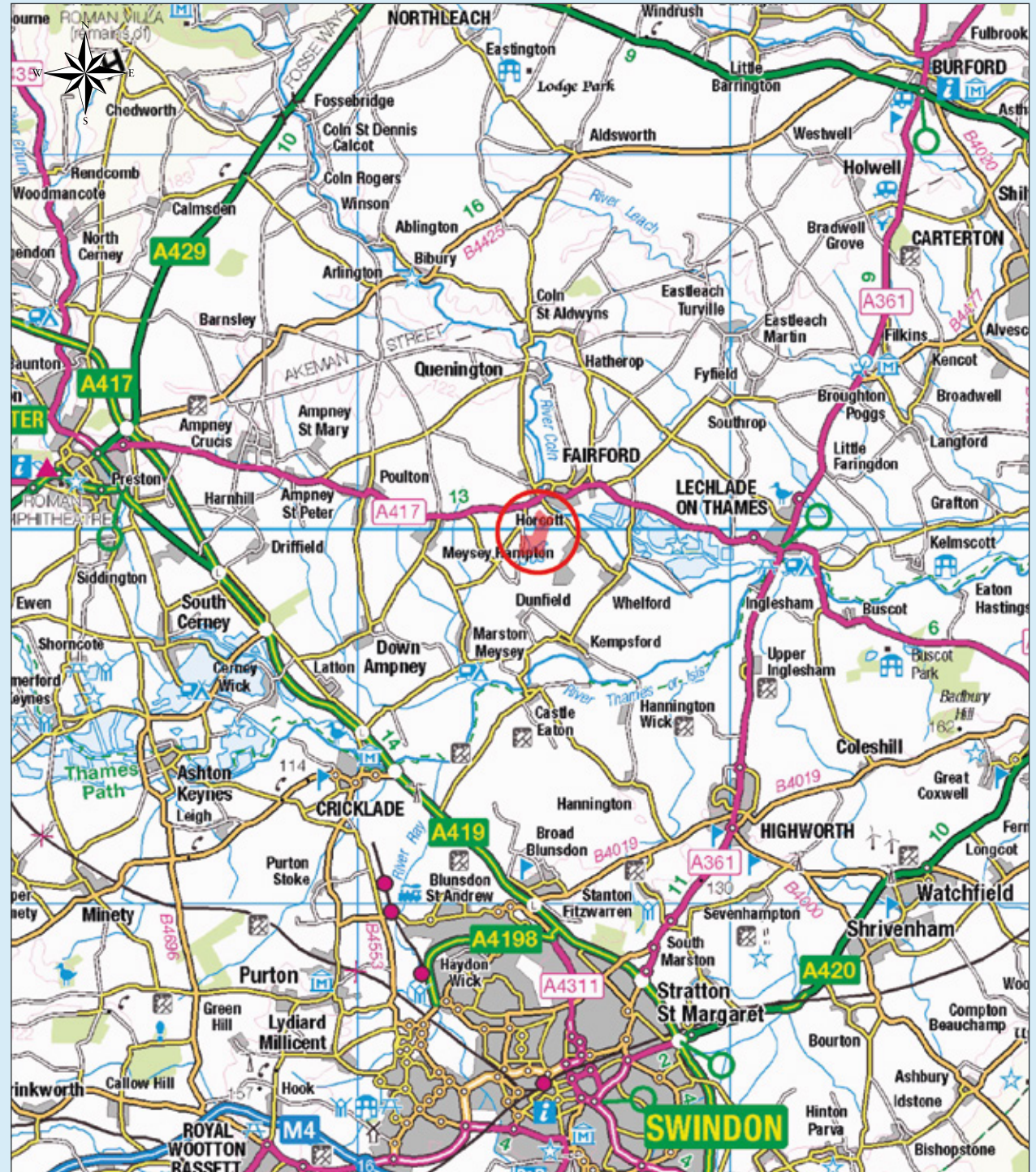
Location

Horcott Lakes are situated on the southern edge of the attractive Cotswold town of Fairford, within the renowned Cotswold Water Park. Fairford provides a range of day-to-day amenities including shops, public houses, schools and other local services, whilst the larger centres of Cirencester, Swindon and Oxford are all within easy reach.

The property is well connected, with convenient access to the A419 and M4 motorway network. Rail services to London and the wider national network are available from Swindon Station, approximately 10 miles distant.

The lakes occupy an attractive and secluded setting within the Cotswold Water Park, an area renowned for its extensive network of lakes, with significant ecological interest and recreational opportunities. Created following historic gravel extraction, the lakes now form part of the Cotswold Water Park Site of Special Scientific Interest (SSSI) and support a diverse range of habitats and wildlife.

Situated to the west of Totterdown Lane, the property comprises a collection of lakes, woodland and permanent pasture extending to approximately 151.68 acres (61.383 Hectares). The combination of established coarse fishery interests, attractive woodland and open water provides a unique opportunity to acquire a substantial waterside holding in one of the region's most sought-after rural locations.









The Property

The lakes are offered for sale by private treaty as a whole or in three lots which are more particularly described below.

Lot 1 (as shown coloured pink on the sale plan)

Lot 1 extends to approximately 52.10 acres (21.083 Hectares) and comprises four separate lakes, woodland and various permissive access paths. Contained within this lot is also an outdoor toilet, general stores and the local scout hut. The lakes are occupied under licence and are utilised as a successful carp fishery.

Lot 2 (as shown coloured yellow on the sale plan)

Lot 2 extends to approximately 59.61 acres (24.123 Hectares) and comprises two separate lakes. The lakes benefit from a separate access off Totterdown Lane and are an attractive body of water bounded by mature trees.

Lot 3 (as shown coloured green on the sale plan)

Lot 3 extends to approximately 39.97 acres (16.174 Hectares) and comprises permanent pasture and woodland created as part of the restoration of the site on the completion of gravel extraction. The lot benefits from two separate access points off Rhymes Lane. This lot is currently occupied under licence in part and is utilised for agricultural grazing.

Situation and Access

The property is located to the south of the popular Cotswold town of Fairford and lies within easy reach of Oxford, Cirencester and Swindon as well as the A419 and M4 road network.

The lakes are situated to the south of Fairford and to the west of Totterdown Lane.

Totterdown Lane is a restricted byway where the Vendor has rights of access to Horcott Road. There is no access via the tarmac road leading to Horcott Road. Totterdown Lane is highlighted brown on the sale plan.

Any Purchaser(s) will be deemed to have satisfied themselves as to the access provisions for the property.



General Remarks & Stipulations

Method of Sale

The property is for sale by private treaty as a whole or in three separate lots, or combination of lots.

Tenure and Possession

The property is for sale freehold subject to the existing rights of occupation.

Lot 1 is currently occupied on a fishing lease and is let for £22,800 per annum for the period 1st March 2026 – 1st February 2027.

Part of Lots 2 and 3 are let on an annual grazing licence for £400 for the period 1st April 2026 – 1st December 2027.

Copies of the Licences are available from the Selling Agents upon request.

Overage Provision

The property will be sold subject to an overage provision for 30% of any uplift in value of the property as a consequence of any development over and above the existing use value of the land, for a period of 30 years. The payment will be triggered by either implementation or a sale with the benefit of planning permission.

Further details are available from the selling agent.

Registered Title

The land is registered under title numbers GR398063, GR397888, GR397882, GR398069 and GR397862.

Rights Reserved

The Purchaser(s) will agree to provisions to allow the free flow of water between the lakes should the property be sold in separate lots. The Purchaser(s) will agree to comply with any drainage requirements, as a result of the restoration of the former quarry, including any necessary rights of access for the inspection and maintenance

Timber & Sporting Rights

These are included in the sale, in so far as they are owned.

Mineral Rights

Mineral rights ownership will be retained by the Vendor without the right to work.



Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars. The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Services

The Purchaser will be deemed to have satisfied themselves of any services available.

Acknowledgement of Condition

The Purchaser(s) will be deemed to have satisfied themselves of the environmental condition of the Property and be purchasing the Property on the basis of its own enquiries, inspections and surveys. The Purchaser(s) will agree that the Vendor will have no liability in relation to the environmental condition after Completion.

Environmental Designations

The lakes lie in a Nitrate Vulnerable Zone.

The lakes are designated as a Site of Special Scientific Interest (SSSI) and make up part of the Cotswold Water Park SSSI.

Value Added Tax (VAT)

VAT will be payable by the purchaser(s) in addition to the contract price.

Local Authorities

The property is located within the jurisdiction of Cotswold District Council.

Trinity Road, Cirencester, Gloucestershire, GL7 1PX
W: www.cotswold.gov.uk | T: 01285 623000

Solicitors

Knights LLP, The Brampton, Newcastle-under-Lyme,Staffordshire ST5 0QW

Boundaries

The Vendors and the Vendors’ agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Information Pack

Additional information on Horcott Lakes is available from the selling agent.

Postcode

The nearest postcode is GL7 4BX.

what3words

The location of the entrance to Lot One off Totterdown Lane is /// novelists.glides.finally.

The location of the entrance to Lot Two off Totterdown Lane is /// fines.wheat.pleaser

The location of the entrance to Lot Three is ///stint.trump.troubled

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, as amended in 2019, once an offer is accepted, the Purchaser(s) will be required to provide any information requested to assist Bidwells in undertaking the necessary due diligence checks. This is a legal requirement.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of lakes and deep water we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were June 2022. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These details were produced in August 2026.

Bidwells Oxford, Eaton House, Wallbrook Court, North Hinksey Lane, Oxford OX2 0QS
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