

FOR SALE

REFURBISHMENT & DEVELOPMENT OPPORTUNITY



HOUSE & BARN (WITH PLANNING PERMISSION)
GEORGIA HOUSE
RYALLS LANE
CAMBRIDGE
GLOUCESTERSHIRE GL2 7AL

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006

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LOCATION

The property is located on Ryalls Lane, Cambridge, Gloucestershire, in a semi rural location which is interspersed with commercial occupiers including The George Public House. The property is situated close to the A38, a main arterial route, linking Bristol to the south with Gloucester to the north.

DESCRIPTION

The property itself comprises an attached two storey house of brick construction, under a pitched roof with clay tiles. To the rear is a barn where planning permission has been obtained for conversion to provide a two bedroom detached dwelling (Application Number S.19/0059/FUL with Stroud District Council). Internally the house is in need of general refurbishment. Situated between the two buildings is a driveway and garden area.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	SQ M	SQ FT
House		
Ground Floor		
Hallway		
Reception Room 1	24.40	263
Reception Room 2	14.63	158
Bathroom	5.23	56
Kitchen	15.20	164
Rear Lobby		
Bedroom	12.28	132
Ensuite	2.41	26
Conservatory 1	10.14	109
Conservatory 2	12.00	129
Garage	10.32	111
Office	10.32	111
First Floor (1)		
Bedroom 1	9.98	107
Bedroom 2	7.73	83
Bedroom 3	7.64	82

First Floor (2)		
Kitchenette	5.08	55
Ensuite	2.27	24
Bedroom	12.53	135
Barn (GIA)		
Planning permission for a detached two bedroom dwelling	93.5	1007

TENURE

The property is available freehold.
The vendor will consider selling the house separately from the barn.

GUIDE PRICE

£575,000.00.

COUNCIL TAX

The Valuation Office Agency website states the property is assessed for Council Tax as:-

Band D
Amount Payable 2024/25: £2,292.49

COSTS

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

PLANNING

Planning permission has been obtained for conversion of the barn to provide a two bedroom detached dwelling (Application Number S.19/0059/FUL).

A copy of the consent is available from the agents or online.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 68 C.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants Ltd:-

Julian Bladen BSc (Hons) MRICS **SUBJECT TO CONTRACT**
0117 287 2026 **July 2024**
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