



**Great Orchard, Thrupp GL5 2DJ**  
**Price Guide £259,500**



## Great Orchard, Thrupp GL5 2DJ

- Development opportunity
- Full planning permission
- Two houses
- Great location
- Approximately 0.22 acre plot
- No CIL charges



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### Accommodation

This location allows for easy access to local shops, amenities, and excellent schools. The current owner has obtained full planning permission to build two freehold properties with gardens and parking. For more information please visit the Stroud District Council planning portal - Planning reference S.19/1944/REM

Both properties when built will provide approximately 1530 sq ft of living accommodation, consisting of -

Open plan kitchen/dining/family room 8.4m x 5.3m

Living Room 4.15m x 3.39m

Study 3.2m x 1.9m

Cloakroom

Master Bedroom 3.84m x 3.39m

Dressing Room 3.39m x 1.47m

En shower room to master

Bedroom 2 3.83m x 3.19m

Bedroom 3 3.35m x 3.19m

Family bathroom

Carport

Parking

Garden

The stormwater for both plots has been carried out along with soakaway crates and the diversion of the existing water. The foul manholes are in place ready to split off and go across to the main connection.

### MATERIALS

Walls: K-Rend Limestone White Render and Marley Eternit Cedral Cladding C51 light grey.

Roof: Marley Eternit Slates, blue/black.

Windows: White aluminium.

Boundary: Timber fencing and walling.

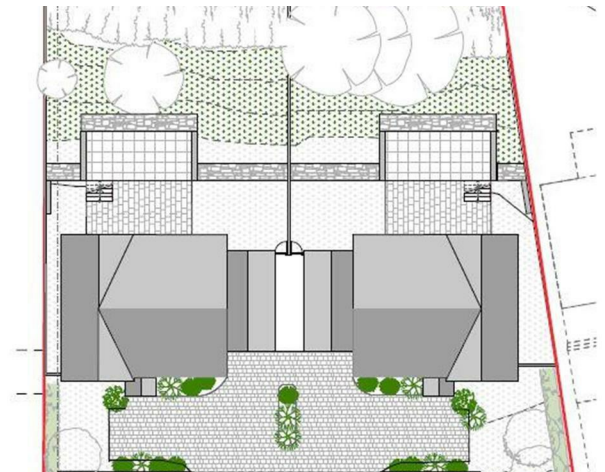
### Situation

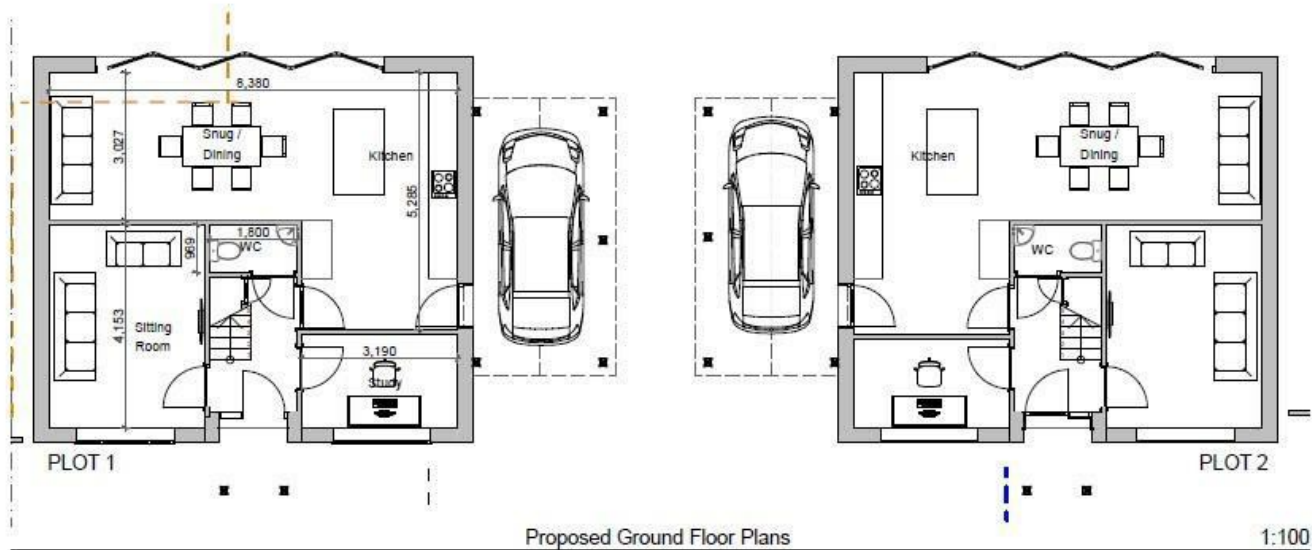
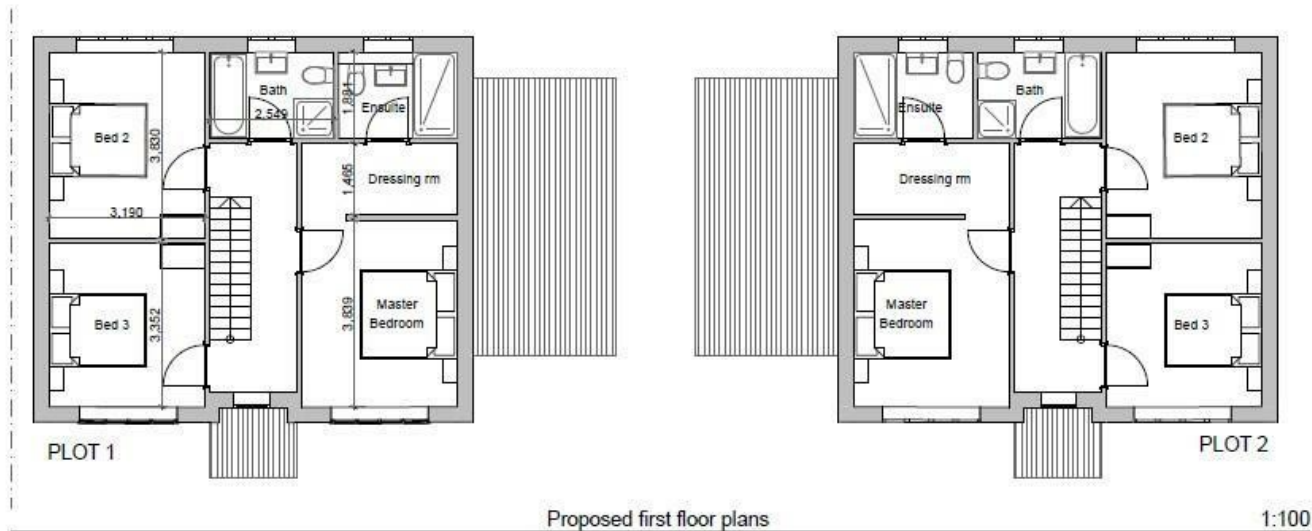
Thrupp is a popular rural village which is approximately just under two miles from Stroud town with access to a wide range of shops and amenities both in nearby Brimscombe and in Stroud. Amenities include a range of schools, supermarkets, and newsagents, a leisure and sports centre, and an award-winning weekly farmers market. Stroud also offers a convenient mainline railway station with a direct line to London (Paddington) while Cirencester (10 miles), Cheltenham (18 miles) and Swindon (25 miles) are all within driving distance. Thrupp itself is an ideal area for enjoying a range of lovely countryside walks in the surrounding hills, while good cycling and walking routes can be found along the canal with connections to Stroud, Stonehouse, and Chalford.

### Tenure and Services

The land is sold with a freehold title.

All mains services are believed to be connected to the road.





Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
100 (100)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



