

VILLAGE BUILDING PLOT

PLOT 1, SUNDOWN, LONG NEWNTON, TETBURY, GLOUCESTERSHIRE GL8 8RH



AJW

LAND & DEVELOPMENT
CHARTERED SURVEYORS

Artist Impression

Plot 1, Sundown, Long Newnton, Tetbury, Gloucestershire

A superb building plot with
planning permission for a
new detached 4 bedroom house
and double garage

GUIDE PRICE: £325,000

SITUATION

Long Newnton is a small village in the Cotswolds Area of Outstanding Natural Beauty close to the Gloucestershire and Wiltshire border. It is just 1.5 miles east of the historic market town of Tetbury, known for its fine architecture and antique shops, with a wide range of everyday amenities including two supermarkets. Nearby Malmesbury has similar amenities including a Waitrose. The larger centres of Cirencester, Bath and Bristol are easily accessible, providing a more extensive range of shopping and recreational facilities.

THE PROPERTY

An attractive village building plot with extensive panoramic rear views over open countryside, as depicted on the last page of these particulars. Plot 1 comprises a planning consent for a 4 bedroom detached house with its own access from the highway and a double garage. The layout includes a large open kitchen breakfast and living room, utility, downstairs WC and a further living room. The first floor comprises 4 large bedrooms of which 2 have ensembles and a family bathroom.

The gross internal area of the house excluding the garage is 208 m² (2,238.89 sq. Ft). Sundown House, the existing dwelling has been demolished and neighbouring Plot 2 has commenced development.



Artist Impression



Artist Impression

PLANNING CONSENT

Detailed planning permission was granted by Cotswold District Council on 12th April, 2024 (ref: 24/00416/FUL) for the demolition of an existing dwelling and erection of 2no. dwellings with associated works. Variation of conditions of the permission was approved on 25th June, 2025 (ref: 25/01400/FUL) to allow a phased development.

CIL

The CIL liability for Plot 1 is £11,294.18. Prospective buyers could apply for self-build exemption. Prospective buyers are required to take their own advice on self-build exemption and the CIL calculation.

RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

The owner of Plot 2, being a member of the Vendors family, will own and erect the block wall boundary between Plot 1 and 2. The buyer of Plot 1 will be obligated to stone clad their side of the block wall.

VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992).

DIRECTIONS

What3words ///shrimp.veered.correctly

METHOD OF SALE

For Sale by Private Treaty.

TENURE

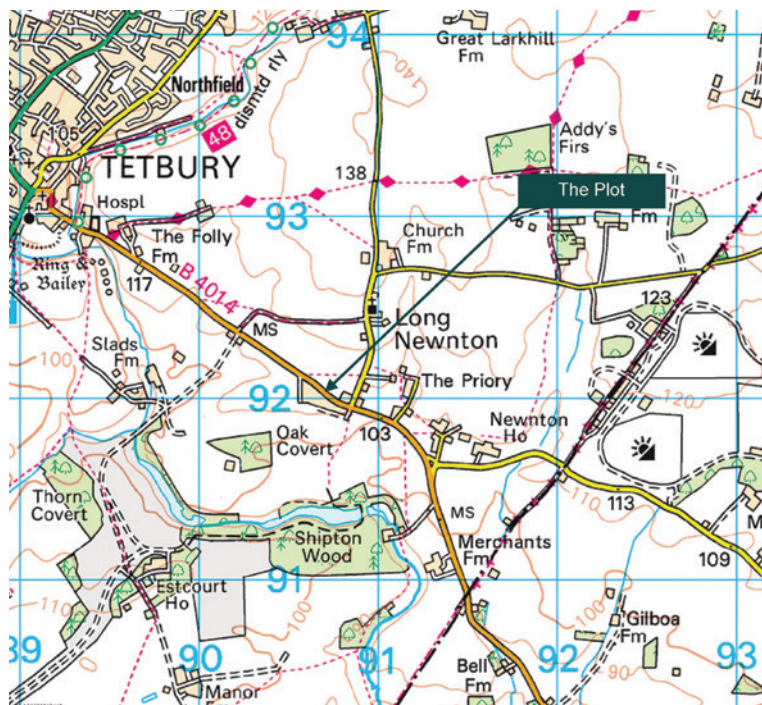
The property is freehold with vacant possession on completion.

SERVICES

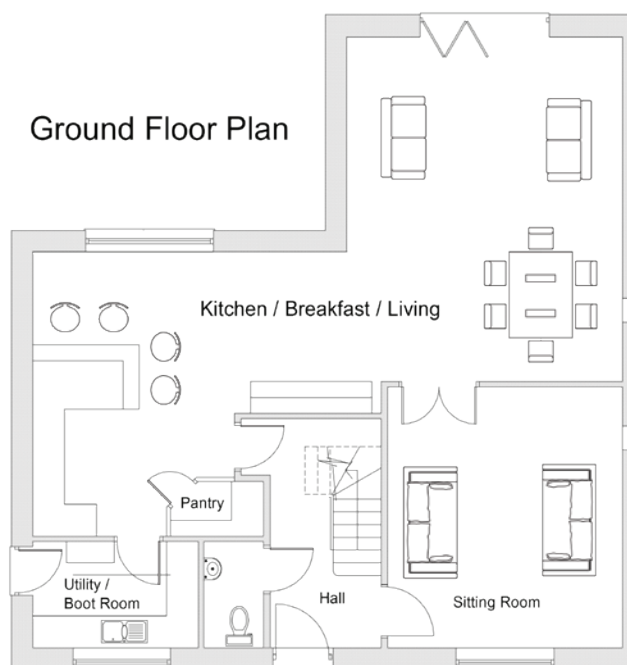
Sundown House was connected to mains water, electricity and gas. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are available. Plot 1 will have separate connections to the plot currently being built.

LOCAL AUTHORITY

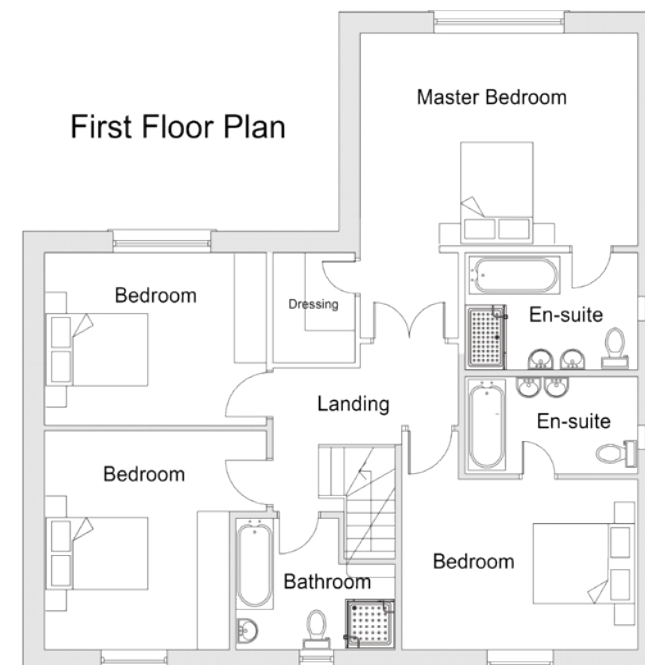
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX.
Tel: 01285 623000



Ground Floor Plan



First Floor Plan



Extensive panoramic views of open countryside at the rear of the plot.



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These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: October 2025.