



## Plot Adjacent To Rosemary Cottage Calcotts Green Minsterworth GL2 8JN

**£160,000**

**EPC rating**

A GOOD SIZED BUILDING PLOT measuring 120' x 60' with OUTLINE PLANNING PERMISSION for a DETACHED DWELLING situated in an ELEVATED POSITION with a LOVELY OUTLOOK over The Green.

Minsterworth village offers a Village Hall, Church, Butchers, Water Ski Club and a Care Home. The city centre of Gloucester is approximately 4-5 miles away for more comprehensive facilities and access to the M5 motorway for connection with the M50 motorway, linking up the Midlands and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.

### **PLOT MEASUREMENTS**

The plot measures approximately 120' x 60'.

### **PLANNING PERMISSION**

Outline planning permission has been granted from May 2020 by Tewkesbury Borough Council and will last another three years. Planning reference 20/00046/OUT.

### **AGENTS NOTE**

The site is sold as seen and the buyer is responsible for the clearance of the site and demolition / removal of the existing garage.

Overhead services - there is currently an overhead electric cable that runs over the plot. It will be the buyer's responsibility should they need or wish for this to be relocated.

Septic tank drainage - the buyer will be responsible for their own drainage associated with the plot. The seller will be responsible for the drainage costs for Rosemary Cottage and will install their own sewerage system. It is suggested that the new drainage for Rosemary Cottage will be completed within 8 weeks of receiving cleared funds from the sale of the plot.

### **SERVICES**

Mains water and electric to be connected at purchaser's cost.

### **TENURE**

Freehold.

### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS**

From Gloucester proceed along the A48 towards Minsterworth. On reaching Minsterworth, opposite the village hall, turn left into Bury Lane, proceed along here and at the T junction turn left onto Church Lane. Proceed along to Calcotts Green and the plot will be found on your left hand side.

#### **MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

