



# Whiteshoots Garage

WHITESHOOTS HILL, BOURTON ON THE WATER, CHELTENHAM, GLOUCESTERSHIRE



# Whiteshoots Garage

A recently improved strategically located former garage premises suitable for a wide range of business interests having scope for further improvement or re development (subject to planning permission)

Bourton on the Water 0.5 miles, Stow on the Wold 4 miles, Northleach 5 miles, Kingham 9 miles, Cheltenham 15 miles, Cirencester 15 miles (all distances and times are approximate).

## KEY ATTRIBUTES

- **Comprising a single building including former garage workshop with mezzanine, office, WC and store**
- **In all extending to approximately 1,756 sq ft**
- **Plot size extending to 0.18 of an acre**
- **Includes parking to the front**
- **Vacant possession upon completion**
- **VAT is not applicable**



Kingham - from 85 minutes to London Paddington; Moreton in Marsh – from 90 minutes to London Paddington



M5 (Junctions 10, 11 and 11A); M40 (Junctions 8 and 9 via A40)



Birmingham and Bristol International Airports

## SITUATION

Whiteshoots Garage is a strategically located former garage premises occupying a triangular shaped plot at the junction with Whiteshoots Hill on the Fosseway (A429) and old Gloucester Road (A436) just south of Bourton on the Water and therefore benefits from all year passing trade whilst still benefitting from a pleasant rural outlook.

Bourton on the Water lies within the charming Windrush Valley, An Area of Outstanding Natural Beauty, noted for its enormous character and enduring appeal. The village itself offers an impressive range of services and amenities including shops for every day needs as well as a number of popular pubs and restaurants. Nearby the market towns of Stow on the Wold, Cirencester and Cheltenham are within easy reach and provide very extensive cultural, shopping and leisure facilities. Communications are excellent. The A429 (Fosse Way) provides excellent links to the A40 and M40 as well as the M5 at Cheltenham via the A436.



## WHITESHOOTS GARAGE

Whiteshoots Garage is built of concrete block with rendered elevations under a concrete tiled roof. Outside there is plenty of space for parking and unloading. Recently the property has undergone a programme of improvement to include extensive redecoration inside and out, cleaning, recarpeting of the office together with landscaping works.

The premises have been operated for many years as a successful garage carrying out repairs and would readily appeal to those purchasers looking for suitable premises to carry out car repairs/renovation or classic car storage/display. In addition, scope exists to consider alternative uses for a wide range of business interests. Alternatively, scope would exist for demolition of the garage and the building of a pair of residential dwellings (STP).



## WHITESHOOTS GARAGE

Whiteshoots Hill, Bourton on the Water, Cheltenham, Gloucestershire

Approximate Gross Internal Area  
1700 sq ft / 157.9 sq m (excludes void)  
Limited Use Area(s) = 56 sq ft / 5.2 sq m  
Total = 1756 sq ft / 163.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pritchard & Company Estate Agents Limited. REF: 1060707



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## GENERAL INFORMATION

### Planning Permission

Planning permission was granted on 12th March 2020 for Change of Use of existing garage/workshop to use as a Gospel Hall including internal alterations, parking and external works Ref: 19/02898/FUL (Since lapsed).

All enquiries regarding planning matters should be directed to the Local Authority.

### Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements, and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

### Local Authority

Cotswold District Council. Telephone: 01285 625000.

### Services

Mains water and electricity (3 phase) are connected. Private drainage.

### Tenure

Freehold. Title number GR93777.

### Method Of Sale

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.

### Energy Performance

Rating: E

### Directions (GL54 2LE)

**what5words: bagpipes.dreamers.manly**

From Stow on the Wold proceed along the A429 in a southerly direction towards Bourton the Water and Cirencester. Continue past both turnings for Bourton the Water and Whiteshoots Garage can be found at the junction of Whiteshoots Hill on the Fosse Way (A429) and Old Gloucester Road (A436). The property can be identified by a Pritchard & Company sale board.

### Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



### Pritchard & Company

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