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# Taylor & Fletcher



The Old School,  
Stretton-on-Fosse, Near Moreton-in-Marsh, GL56 9SA  
**Auction Guide £350,000**



## The Old School,

### Stretton-on-Fosse, Near Moreton-in-Marsh, GL56 9SA

*An attractive detached former school in a good plot and lovely village position. Now requires complete modernisation and lending itself for a variety of uses, subject to any necessary planning consents.*

#### Directions

From Stow-on-the-Wold head north on the Fosseyway (A429) to Moreton-in-Marsh. Continue through Moreton and after approximately 4 miles turn left signed to Stretton-on-Fosse. Continue on this road until you get to a T-junction at which you turn left into Belcony. The property will be seen further up on the right hand side.

#### what3words

///reduce.remission.factually

#### Viewings

Strictly by prior appointment only. At least 24 hours notice is required for each and every viewing.

#### Location

The Old School is situated in Stretton-on-Fosse which is located in the northern part of the Cotswolds, straddling the Warwickshire and Gloucestershire border. It is approximately 10 miles from Stow-on-the-Wold. The village lies approximately 4 miles southeast of Shipston-on-Stour, about 10 miles southwest of Stratford-upon-Avon and 23 miles from Cheltenham.

Moreton-in-Marsh which is approximately 4 miles away has a good range of facilities including a Co-op supermarket which has a Post Office, the Aldi supermarket and Tesco convenience store together with a useful range of other shops and facilities suitable for everyday needs. The town also holds a large market every Tuesday.

In addition Moreton-in-Marsh has a main line train station with a service to London Paddington via Oxford. It also benefits from a hospital and medical centre, garden centre and petrol filling station.

#### Description

The Old School is an attractive detached building constructed of brick elevations under a pitched slate roof with brick chimney stacks and decorative

ridge tiles. The original building was thoughtfully constructed with Cotswold stone quoins and cut stone window reveals together with a dark brick string course at dado height and dentilled eaves corncicing.

There are two buttresses either side of the central 12 pane casement windows and 2 gabled vents in the roof line.

The Old School was originally the village school and more recently used for storage and restoration of paintings and occasional art and craft exhibitions for many years and subject to any necessary planning consents is thought suitable for conversion for a number of uses.

The Old School has two fine main reception rooms with generous eaves height and former fireplaces. A more contemporary extension lends itself for alteration to provide additional accommodation.

#### Covered entrance hall

**7'7 x 6'10 (2.31m x 2.08m)**

Door to

#### Reception room 1

**30'2 x 16'1**

With an eaves height of 12' to 21'6" to the apex. Two fireplaces. 5 windows (Blocked off)

A pair of glazed panelled doors to

#### Reception room 2

**22'5" x 14'1" (6.71m'1.52m x 4.27m'0.30m)**

Two windows (blocked off), Fireplace.

Door to rear yard.

#### Extension

Attached to the original building is a single storey extension, constructed of basic timber under a flat roof.

Comprising:

### **Kitchenette** 15'10" x 7'10"

Leading to a corridor.

### **Three separate cloakrooms**

### **Reception room 3** 12' x 11'9" (3.66m' x 3.35m'2.74m)

Door to rear walled garden.

### **Outside**

The Old School is approached via a pair of brick pillars and attractive decorative wrought iron gates leading to a tarmacadam drive that leads to an extensive parking area.

It also has a walled garden.

### **Tenure**

Freehold.

### **Business Rates**

Current rateable value (1st April 2023 to present) is £6,000

### **Services and EPC**

Mains water, electricity and drainage. Please Note: The auctioneers have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to bidding at the auction.

EPC rating: G (203)

### **Local Authority**

Stratford-upon-Avon District Council. Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HX. (Tel: 01789 267575). <https://www.stratford.gov.uk>.

### **Date and Place of Sale**

The auction will take place on 5th September 2024 at 6 pm precisely at Tayler and Fletcher's salerooms in Bourton-on-the-Water GL54 2AR.

### **Conditions of Sale & Auction Pack**

The conditions of Sale and Legal auction pack will be available from the Vendor's solicitors two weeks before the sale. They will not be read out at the auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected them or not.

### **Prospective Purchasers**

Parties interested in purchasing The Old School are advised to register their interest with the agents prior to the auction so that they may be advised of any variations or updates.

### **Anti Money Laundering**

Anyone wishing to bid at the auction will be required to provide proof of identity to satisfy the Money Laundering Regulations before the auction commences. This must be a proof of address Utility bill no older than 3 months or Council Tax bill for the current period and photographic ID Driving licence or Passport.

### **Reserve**

The Old School will be offered for sale subject to an undisclosed reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the reserve price. The vendor's also reserve the right to sell or withdraw prior to the auction.

### **Auction Process & Completion**

On the fall of the hammer the purchaser will be required to sign the contract in the sale room and pay ten percent by bank transfer the following morning and by prior agreement with the vendors solicitors (not cash). Completion will be 28 days following the auction [3rd October 2024]

### **Administration Fee**

The successful purchaser will be liable for an administration charge of £1,000 plus vat (Total £1,200) payable to Tayler and Fletcher.

### **Solicitors**

Messrs Kendall & Davies, Cheltenham House, The Square, Stow-on-the-Wold. Gloucestershire, GL54 1AB.

Tel: 01451 830295.

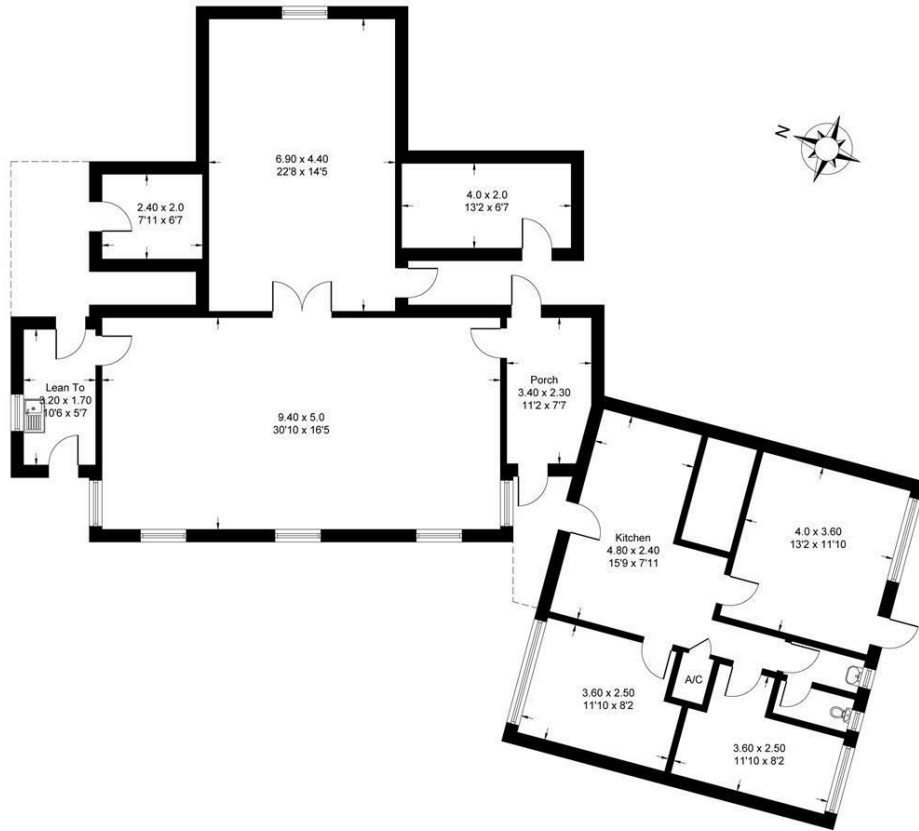
Paul Huggins acting.

Email: [paul.huggins@kendallanddavies.co.uk](mailto:paul.huggins@kendallanddavies.co.uk)



## Floor Plan

Approximate Gross Internal Area = 164.11 sq m / 1766 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Auction Venue



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.