

established 200 years

Tayler & Fletcher



Campden Gallery, High Street
Chipping Campden, GL55 6AG
Offers Over £595,000



Campden Gallery, High Street,

Chipping Campden, GL55 6AG

- *Desirable High Street Location Within Chipping Campden*
- *Planning Permission Granted For Residential Conversion of Upper Floors*
- *Vacant Possession On Completion*
- *Approximate GIA of 1,741 sq ft*
- *Grade II Listed*

LOCATION

Chipping Campden is a picturesque market town located in the Cotswolds, a designated Area of Outstanding Natural Beauty in Gloucestershire, England. Renowned for its charming honey-coloured limestone buildings, historic architecture, and idyllic countryside, the town offers a desirable setting for businesses, visitors and residents alike. The town attracts a diverse demographic, including a mix of families, professionals, and retirees who appreciate the area's natural beauty, cultural heritage, and vibrant community. Chipping Campden boasts a range of amenities that cater to both residents and tourists. The town centre features a variety of independent shops, boutiques, art galleries, antique stores, and traditional English pubs. There are also several restaurants, cafes, and tearooms offering a selection of local and international cuisine. Additionally, Chipping Campden hosts regular farmers' markets, cultural events, and festivals, enhancing its appeal as a thriving business and leisure destination. Outdoor enthusiasts can enjoy hiking, cycling, and exploring the scenic Cotswold Way, which starts or ends in Chipping Campden.

PRICE

Offers over £595,000.

VAT

We understand VAT is not payable upon the purchase of the property.

SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

BUSINESS RATES/COUNCIL TAX

Current rateable value (1 April 2023 to present): £19,500

LISTING

We understand the property to be Grade II listed and in the Chipping Campden Conservation Area.

USE

We understand the property is currently assessed as class E.

PLANNING

The property has recently been granted planning permission, November 2024 (reference: 24/01270/FUL) to change the use of the existing first and second floors from Art Gallery to residential, including internal alterations. Further details are available on request.

EPC

The Energy Performance Certificate Rating has been assessed as being D86 expiring on 18 April 2033.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

VIEWING

Viewings are strictly by appointment only, and can be arranged by contacting Robert Holley on robert.holley@taylorandfletcher.co.uk or Oliver Evans on oliver.evans@taylorandfletcher.co.uk.

The property is jointly marketed by Sheldon Bosley Knight.

AGENT NOTES

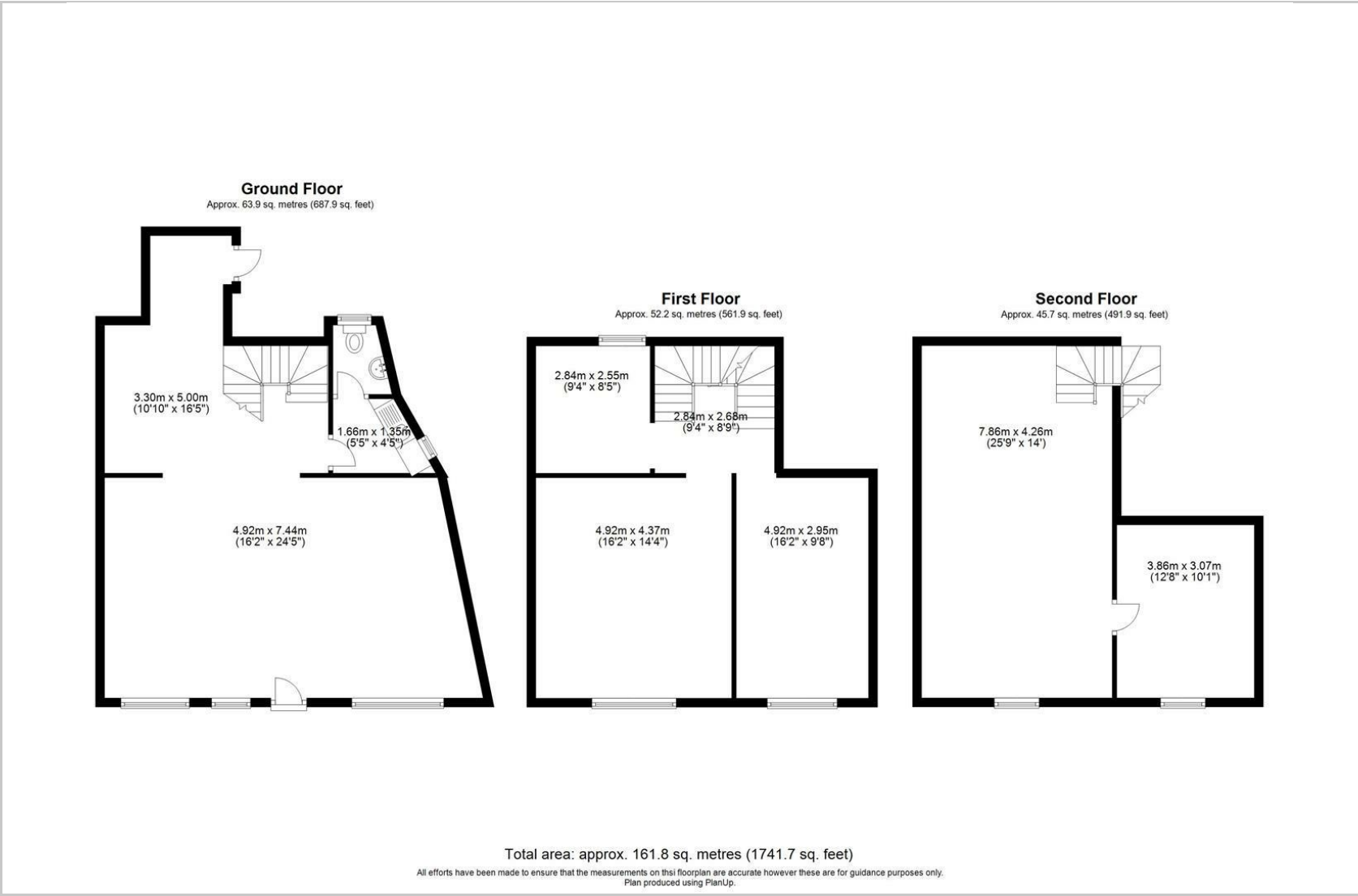
Access to the proposed residential area is through the retail area. There is a separate side access through the current kitchen area which could also be used which would require further reconfiguration of the property.

What3words

[///trailers.stardom.outbound](https://www.what3words.com/trailers.stardom.outbound)



Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.