STEVE GOOCH
ESTATE AGENTS | EST 1985







Land Adjacent To Tetbury Street

Minchinhampton, Stroud, Glos, GL6 9DL

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£1,000,000

23 acres of grazing/amenity land that could have future development potential subject to planning permission and a steel framed barn with power and water measuring 89ft x 53ft situated in a wonderful location just off Tetbury Street, Minchinhampton.

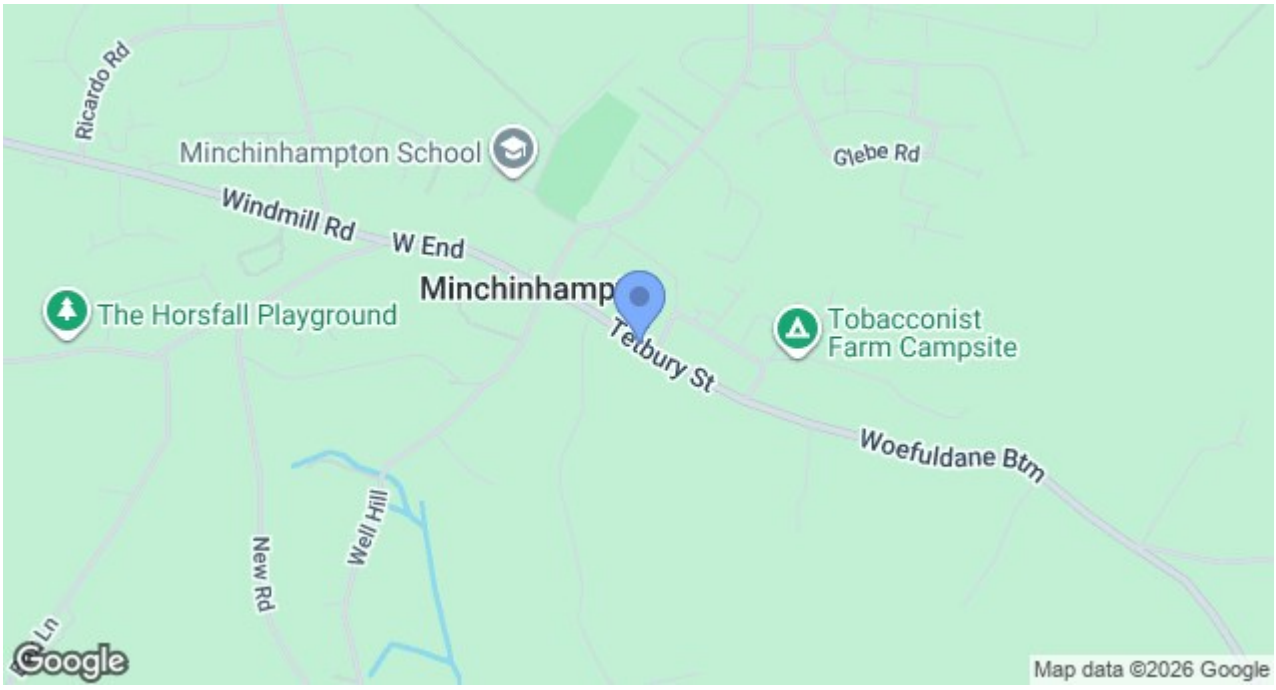
Minchinhampton is a quintessential Cotswold town famed for its 600-acre National Trust common. It offers vibrant cafes, local shops, and top-tier schooling, including Beaudesert and nearby Marling and Stroud High grammars. Stroud provides a direct rail link to London and an award-winning farmers' market, while Nailsworth is beloved for its boutique shops and eateries.

SERVICES
Power and water to the barn.

AGENTS NOTE
The land can be sold with an uplift clause of 30% for a term of 35 years. Additionally can be purchased for £1,600,000 with no uplift.

DIRECTIONS
From the centre of Minchinhampton proceed up Tetbury Street for a few hundred meters where the land can be located on the right hand side opposite the allotments.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



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.