

established 200 years

Tayler & Fletcher



Land with Planning Consent for Office Cirencester Road, South Cerney GL7 6HU

Guide Price £295,000

An attractive gently sloping parcel of land with panoramic views, extending to 1.17 acres set in a good rural position with planning consent for a detached stone clad Office building and offering further potential subject to any necessary consents.

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LOCATION

The land is situated off a long private drive in a superb rural position between Siddington and South Cerney enjoying some lovely views over the adjoining countryside. South Cerney is a thriving Cotswold village with an excellent range of local amenities including shops, restaurants and pubs in addition to the parish church, primary school and village hall. South Cerney is situated in the heart of the Cotswold Water Park providing for a broad range of holiday and leisure pursuits. Cirencester is a short distance and has a good range of amenities including a wide range of supermarkets and many national retailers and a leisure centre. It also has a thriving business community. There is excellent local schooling in the area including Deer Park & Kings Hill Secondary Schools, Pinewood, Hatherop Castle, Westonbirt and the Cheltenham Schools. Kemble mainline train station with services to London/ Paddington via Swindon and Reading is about 5.5 miles. The property is situated approximately a mile from the A419/A417 providing easy access to the nearby regional centres of Swindon and Cheltenham as well as the M4 and M5 motorways.

DESCRIPTION

The land comprises of two permanent pasture paddocks with field shelters situated in a rural position between Siddington and South Cerney and extends to approximately 1.17 acres. The property is approached via electric gates and a shared access and driveway that leads through to the land via a hardcore track. Planning consent has been granted (Ref: 22/02569/FUL) for a stone clad office building extending to approximately 15m x 6.5m (97.5 SqM) (1050Sqft) approx. Planning consent has been implemented and building regulations approval granted. Further details available from the vendors agents.

SERVICES

Services are available in the vicinity. Further details available from the vendors agents. Please note that we have not tested any equipment, appliances or services. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1BX (Tel: 01295 622000) www.cotswold.gov.uk



DIRECTIONS

From Cirencester take the A419 towards Swindon. At the mini roundabout go right round and back on yourself and take the first left towards Siddington. Follow the road towards South Cerney for approximately 1.5 miles and the site will be found on the right hand side accessed via shared electric gate.

What3Words: ///redeemed.extremely.reset

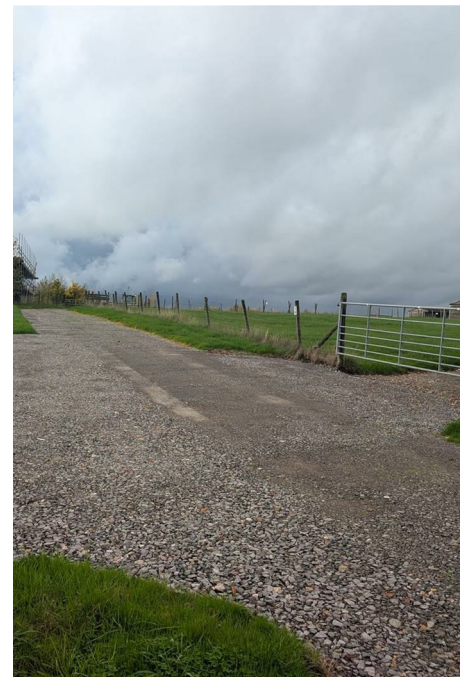
WAYLEAVES & EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or otherwise and subject to all outgoing or charges connected whether mentioned or not.

AGENT'S NOTE

There is an uplift clause payable to a previous owner for any residential property (Excludes commercial/office use) constructed on part of the land for a period of 50 years from 2012. Further information available from the Vendor's Agents.

Further acreage with car park and access track available by separate negotiation.



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.