Ridgeway

www.ridgewayestateagents.co.uk

Building Plot Millacre, Whelford, Gloucestershire, GL7 4DY

Asking Price £350,000

- Building plot with Planning Permission
- Kitchen/dining family room
- Bedroom three and Bathroom
- Three bed detached of 280 sq metres
- Master bedroom with en suite
- Walkable attic space that could provide two further bedrooms
- Sitting room and Snug
- Bedroom two with en suite

3 Market Place, Fairford, Gloucestershire, GL7 4AB
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Building Plot Millacre, Whelford, Gloucestershire, GL7 4DY

Ridgeway Estate Agents are privileged to offer for sale this single building plot, situated in the small Cotswold village of Whelford, the larger centres of Fairford and Lechlade being a few miles drive to the north. We understand that there is Planning Permission (25/03718/REM) for a three bedroom detached house of approximately 280 sq metres. There would be an additional approximate 3m x 12m of walkable attic space that could provide two further bedrooms. The accommodation would offer an entrance hall, cloakroom, sitting room, snug, kitchen/dining/family room, master bedroom with en suite, bedroom two with an en suite, bedroom three and a bathroom. Full details are available on the planning page at Cotswold District Council.

Additional Information:
Council Tax Band- To be assessed
EPC Rating- To be assessed
Freehold. Access to all mains connections

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Council Tax Band: New Build

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

SNUG

KITCHEN/DINING/FAMILY ROOM

LANDING

MASTER BEDROOM

EN SUITE

BEDROOM TWO

EN SUITE

BEDROOM THREE

BATHROOM

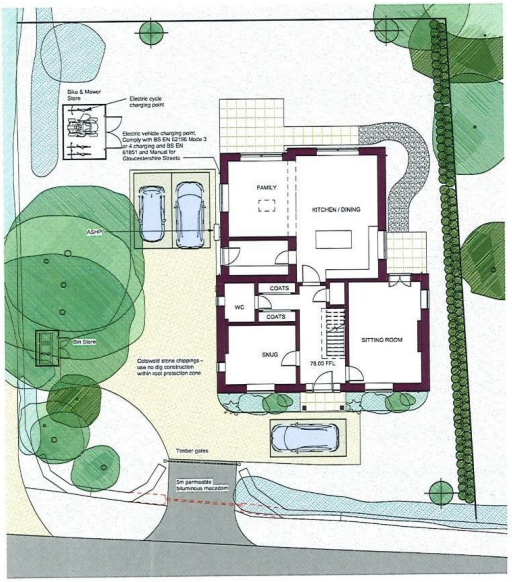
OUTSIDE

WHELFORD

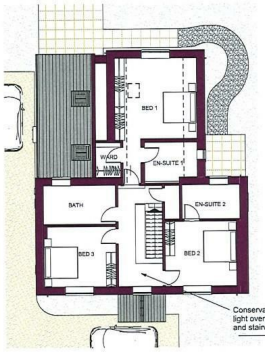
Whelford is a small Cotswold village with Kempsford and the larger centre of Fairford being a few miles drive away.

AGENTS' NOTE

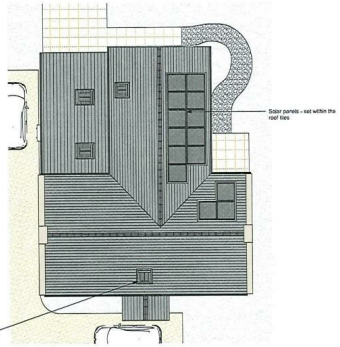
Planning Permission has been approved, reference 25/03718/REM. Further information is available online from the planning page of Cotswold District Council. We understand that the design allows access to the loft for additional accommodation. We also understand that permission could be applied for a garage instead of the mower store.



PL Ground Floor Plan - As Proposed GIA 145 m²
1 : 100



PL First Floor Plan - As Proposed GIA 105 m²
1 : 100 GIA 145 m²



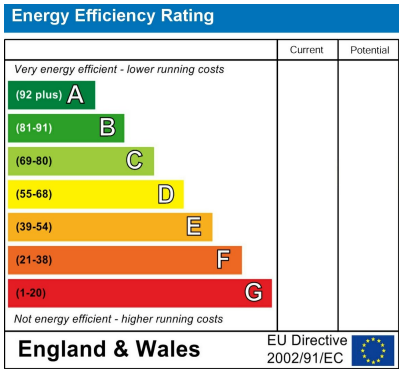
PL Roof Plan - As Proposed
1 : 100

Directions

From Fairford, proceed towards Lechlade. Turn right to Whelford at the petrol station. As you enter Whelford, continue over the small bridge. Millacre is a short distance on the left.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.



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