



GODDARDS GARAGE · CHELTENHAM ROAD · PAINSWICK ·

MURRAYS
SALES & LETTINGS

**GODDARDS
GARAGE CHELTENHAM ROAD
PAINSWICK
STROUD**

An exciting and one time opportunity for a keen developer to acquire a large site (ex Goddards Garage) which now has planning approved for the erection of 1-4 dwellings set right in the heart of the sought after Cotswold village of Painswick

OFFERS OVER £375,000

FEATURES

- Developers
- Building Plots
- Planning approved
- 1-4 Dwellings
- Centre of the village
- Nearly 3000 Sq.Ft
- Plenty of Parking
- Large Site
- Potential



DESCRIPTION

An exciting opportunity to acquire a large plot of land right in the heart of the sought after Cotswold village of Painswick with planning in principle allowed for the erection of 1-4 dwellings. The site is the former Goddards Garage and already offers nearly 3000 Sq. Ft of barns/garaging and outbuildings for conversion. There is a large courtyard and plenty of parking.

An ideal small site for a developer to build 1-4 exclusive Cotswold homes in the centre of this sought after village.

Stroud District Council planning number: S.25/1410/PIP
Erection of 1-4 dwellings.
Ref. No: S.25/067/APPREF





DIRECTIONS

Leave our Painswick office via the A46 in the direction of Cheltenham. Pass through the traffic lights and the turning into Goddards Garage will be found shortly after on the left hand side.

LOCATION

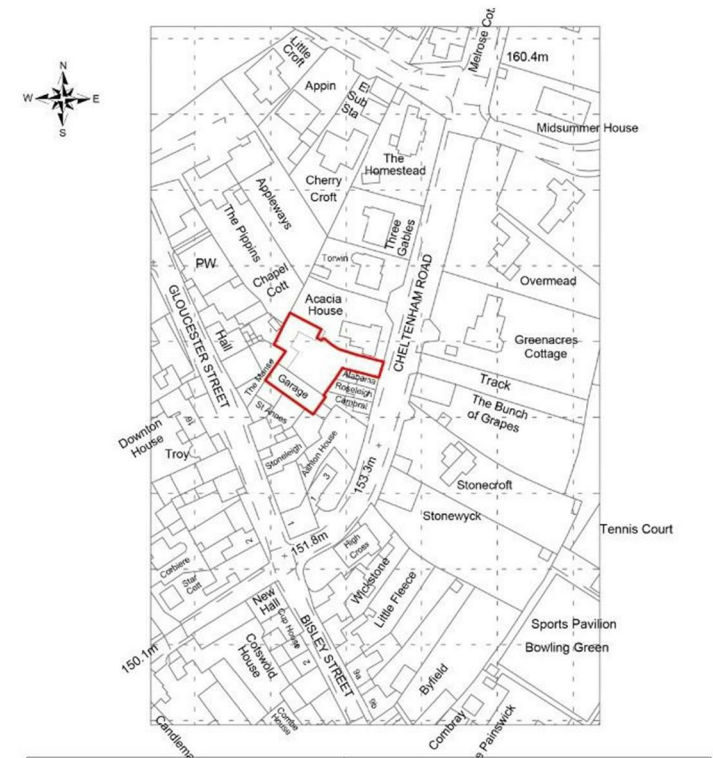
Goddards Garage site sits in a prime location in the heart of the Cotswold village of Painswick.

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel within a few minutes walk from Acacia House, offering fine-dining to non-residents. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

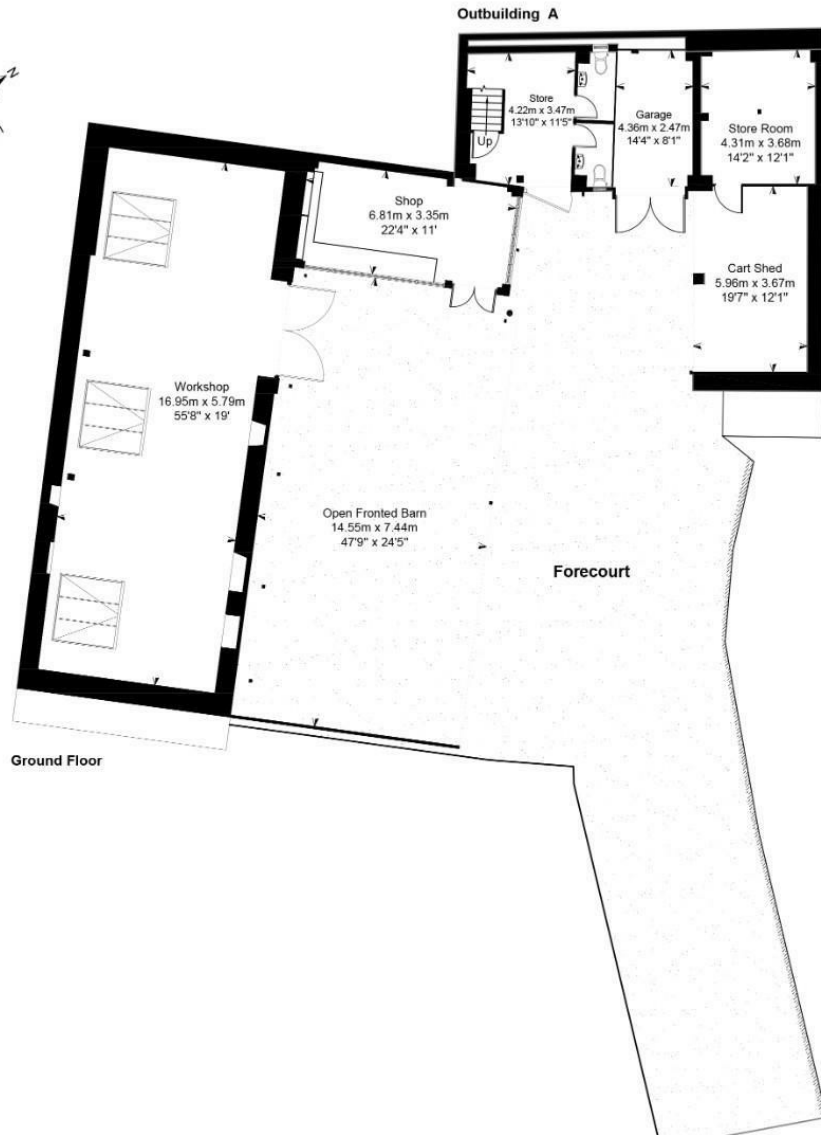
One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance from Goddards Garage.

Stroud is the nearest town with excellent facilities including leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse. Another neighboring city, Gloucester, is home to Gloucester Quays shopping outlet, and The Docks, a former inland docking estate. A short walk from the town centre is Gloucester Cathedral, with its remarkable stained glass windows, and impressive architecture.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Cheltenham Road Garage, Cheltenham Road, Painswick, GL6 6XN		0m 1:1250 50m
Drawing No / Scale SP4047 Site Plan Scale 1-1250 A4	Date 21-04-2026	Legend [Red Box] = Site Boundary



Ground Floor

Cheltenham Road Garage, Cheltenham Road, Painswick, Gloucestershire

Outbuilding A
Workshop
Shop

Approximate IPMS2 Floor Area
149 sq metres / 1604 sq feet
98 sq metres / 1055 sq feet
22 sq metres / 237 sq feet

Total

269 sq metres / 2896 sq feet

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07890 327 241
Job No SP4047

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuilding A



First Floor

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MURRAYS

SALES & LETTINGS

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Painswick GL6 6XH

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

SERVICES

Electricity, water and drainage are connected to the property. Stroud District Council. OFCOM checker broadband; standard 17mbps, superfast 80mbps. Mobile, EE, o2, Three & Vodafone all good and variable.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing please call our Painswick office on 01452 814655