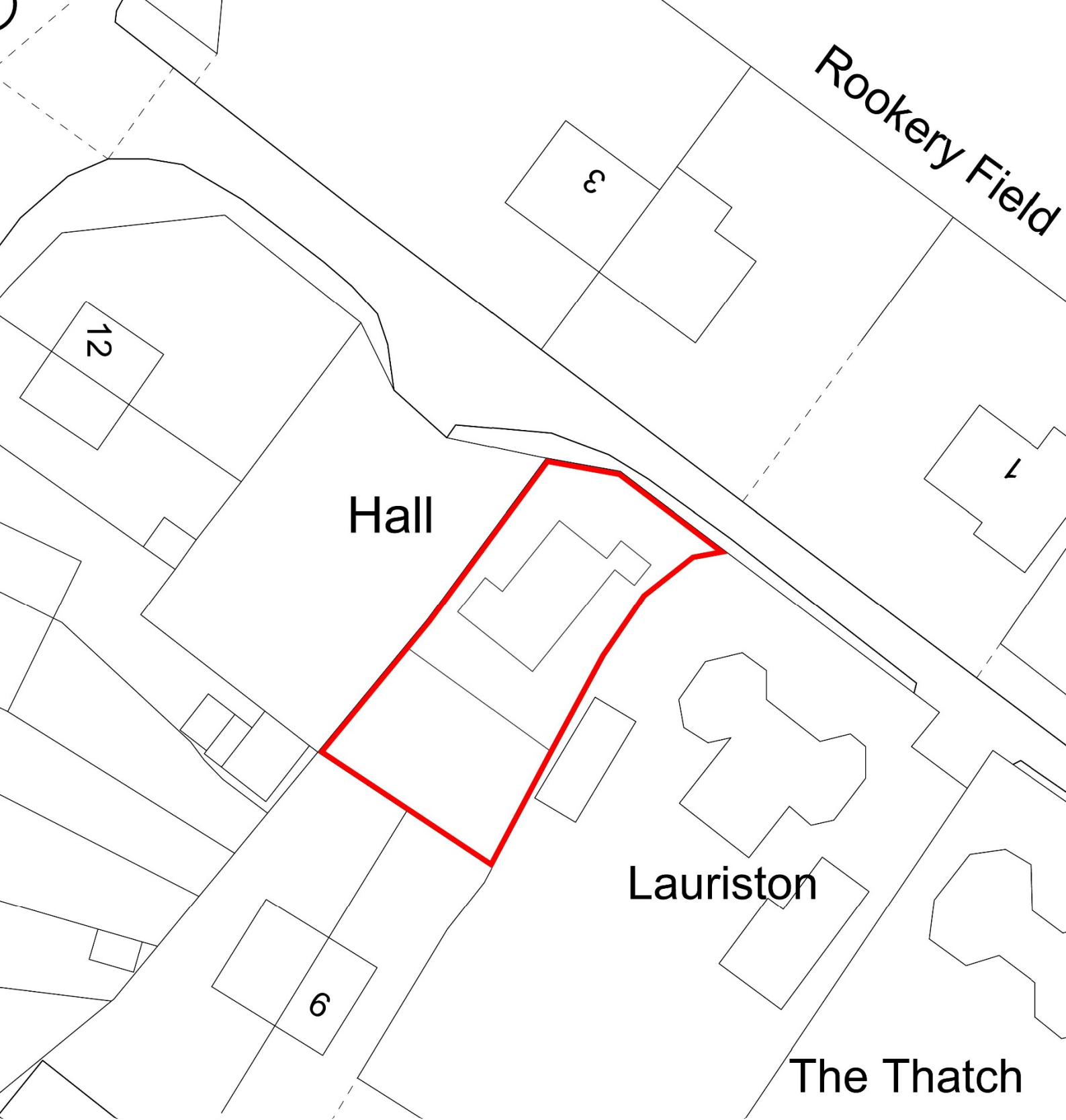


TWO-BEDROOM BUILDING
PLOT AT WOODMANCOTE, GL7
GUIDE PRICE: £150,000

MOORE ALLEN
& INNOCENT

BUILDING PLOT AT QUARRY COTTAGES, WOODMANCOTE, CIRENCESTER, GLOUCESTERSHIRE, GL7 7EH

Occupying a rural location five miles north of Cirencester lies this plot with full planning granted for a two-bedroom detached dwelling, set within the ever-popular Woodmancote, it's a chance to build something truly your own.

LOCATION

The property presents a rare opportunity to acquire a building plot with the benefit of full and implemented planning permission for the construction of a detached two-bedroom dwelling, set within a sought-after village location.

Occupying a central position within the village, the proposed dwelling is thoughtfully positioned towards the rear of the plot, offering a degree of privacy while remaining conveniently accessible. Cirencester lies within easy reach, providing an excellent range of day-to-day amenities.

Renowned as the 'capital of the Cotswolds', Cirencester is a historic Roman town offering a vibrant community, a wide selection of shops and services, as well as comprehensive educational and medical facilities. The area is also well connected, with the M25 motorway accessible within approximately one hour, placing it within convenient reach of London and the wider region.

PLANNING PERMISSION

The property has the benefit of full planning for the construction of a detached dwelling, under planning application reference 23/01312/FUL.

Cotswold District Council has determined that this planning consent has been lawfully implemented.

A copy of the decision notice is available from the Agents on request.

The purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Decision Notice.

Developers Fee's due to the Cotswold District Council for this development, have been paid in full.

Please note that the Property is registered as two separate titles and change of use for residential occupation, at present, has been acquired on one of these titles only.

GENERAL INFORMATION

- The property is freehold offering vacant possession upon completion.
- Access to the Property is taken directly from the public highway with a second Right of Access granted by Deed over the neighbouring Village Hall car park.
- Main electricity and water connected.
- Private drainage system.
- Cotswold District Council (01285) 623000.
- Broadband & Mobile signal checker via www.ofcom.org.uk

METHOD OF SALE

The property is offered for sale, initially by Private Treaty. We reserve the right to conclude the sale by any other method at our discretion.

DIRECTIONS

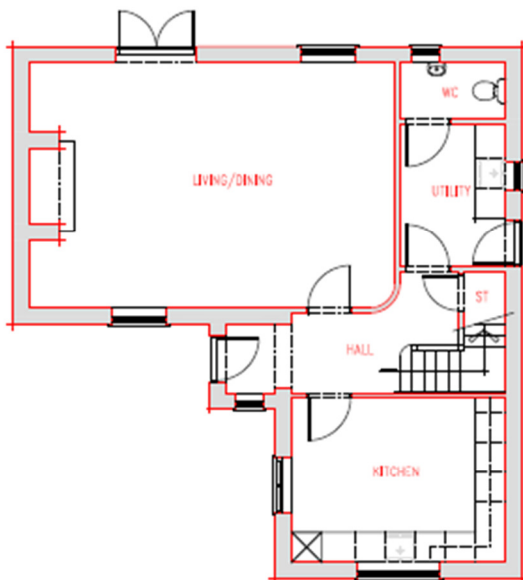
Upon entering Woodmancote from the south, take the second residential left hand turning onto Quarry Cottages Road. Continue along Quarry Cottages for approximately 150 metres and the Property will be found signposted on your left-hand side.

IMPORTANT NOTICE

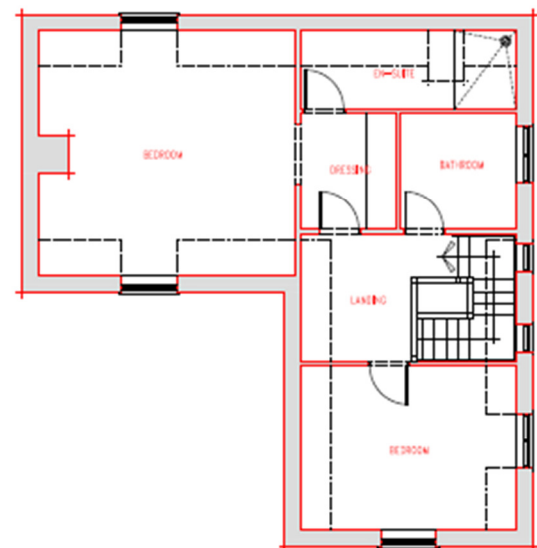
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale. These sale particulars have been prepared to provide a general description of the property. All plans are for identification purposes only and are not to scale.

VIEWINGS

Strictly by appointment only with the Sole Selling Agents (01285 648 115).



Proposed
Ground Floor



Proposed
First Floor