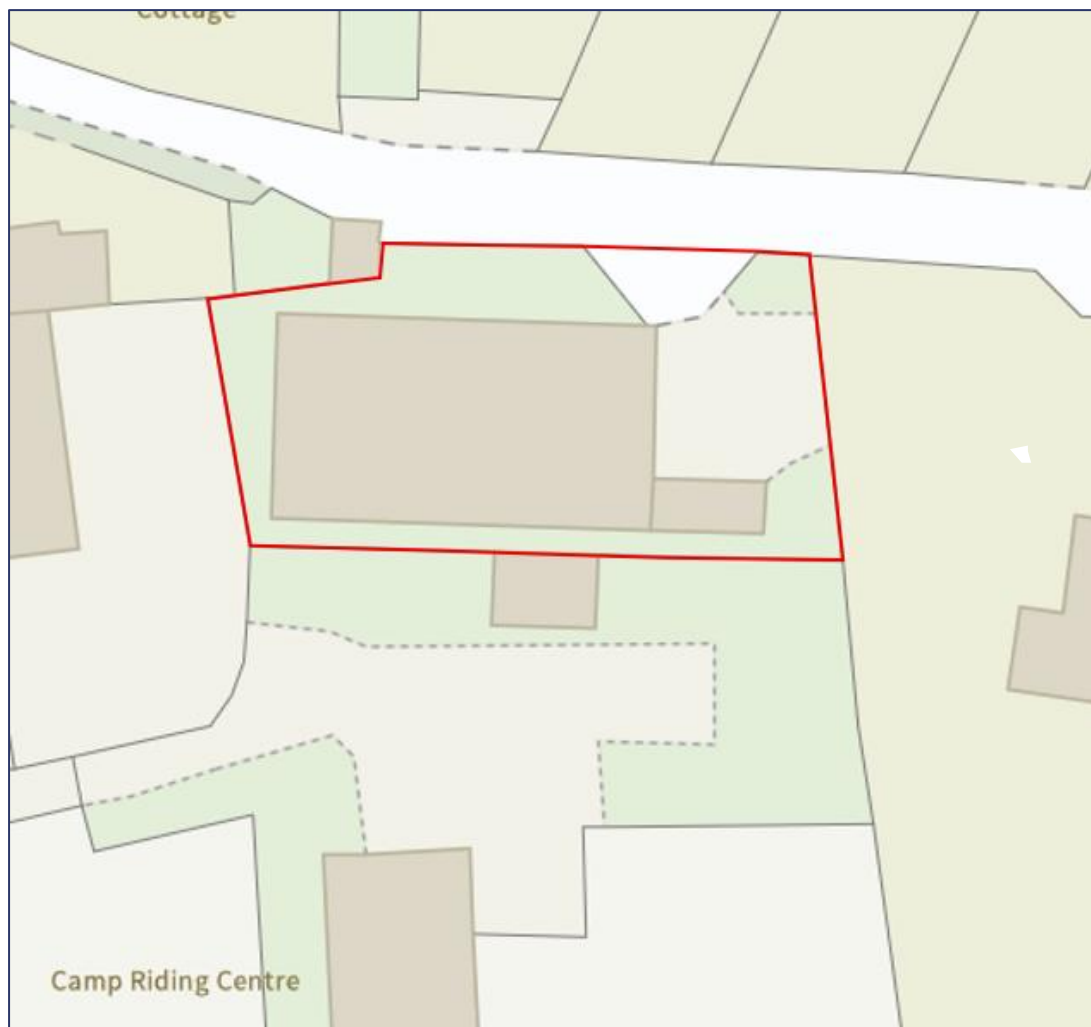




FOR SALE BY PRIVATE TREATY

- Building of approximately 400.48m² GEA
- Mains water and electricity connected
- Suitable for agricultural, equestrian or amenity use (subject to planning)
- What3Words: ///wasps.spin.rural

BUILDINGS AT THE CAMP STROUD

An opportunity to purchase agricultural buildings with yard space of approximately 0.22 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE - £225,000

DESCRIPTION

A 6 bay, steel portal frame agricultural building which extends to approximately 400m² GEA in total and benefits from gravel parking to the front. There is an additional timber cladded Portakabin style building which provides a kitchenette and w/c facilities.

The buildings are connected to mains water, with electricity also connected.

LOCATION & ACCESS

The buildings are situated within the village of The Camp in Gloucestershire. They are located approximately 5 miles northeast of Stroud which provides a wide range of everyday facilities, there are further facilities available in the market town of Cirencester, approximately 13 miles distant. There are good network connections nearby with junction 11A of the M5 being 8 miles distant of the property with connections to Cheltenham, Gloucester and Bristol.

The land is accessed from the council-maintained highway, the Calf way.

PLANNING

The property is located within the Cotswold National Landscape and is considered to be outside of the settlement boundary and prospective purchasers are advised to make their own enquiries with the local authority, Stroud District Council.

SERVICES

The property is connected to mains water and electricity.

OVERAGE CLAUSE

The sale contract will include an overage provision to the effect that if planning consent is granted (or permitted development or lawful use) for residential or commercial use within 20 years of the sale completion date, 25% of the increase in value will be repayable to the owners or their successors in title.

VIEWING

Please contact the agent to arrange viewing.



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.