



Overview

A rare residential development opportunity comprising a modern steel portal frame building with Prior Approval for the conversion into a single dwelling house (Planning Reference: 15/01196/PDAD – Tewkesbury Borough Council).

The barn sits in an elevated position to the north of the village of Apperley commanding extensive views across the vale towards Cheltenham, Gloucestershire and the Cotswold escarpment in the distance.

The site as a whole extends to 0.41 acres and there is potential to include a grass paddock extending to approximately 5.03 acres subject to separate negotiation.

Offers are invited in excess of £180,000

Situation

The site is conveniently accessed from Deerhurst Road and is located between the villages of Apperley and Deerhurst. The market town of Tewkesbury is 5 miles to the north east, Cheltenham Spa is 8 miles to the east and Gloucester City is 10 miles to the south.

Description

The steel portal framed building comprises a concrete floor with partial concrete block walls with Yorkshire boarding above to north, west and south elevations. The roof is fibre cement sheeting.

Planning

Prior approval was granted by Tewkesbury Borough Council on 22nd December 2015 ref: 15/01196/PDAD to allow the conversion of the steel framed agricultural building into a three bedroom single storey dwelling house.

A copy of the planning application submitted to the Council and the planning approval notice can be inspected on the Tewkesbury Borough Council planning website (www.tewkesbury.gov.uk) or at the selling agent's offices.

Method of Sale

The property is offered for sale by Private Treaty. The Vendor reserves the right to set a date for Best and Final offers.

Services

Mains water is connected. No mains electricity is connected to the site but it is believed to be available locally subject to the necessary consents.

Tenure & Possession

The property is offered freehold with vacant possession on completion.

Wayleaves & Easements

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

Boundaries & Areas

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

Local Authority

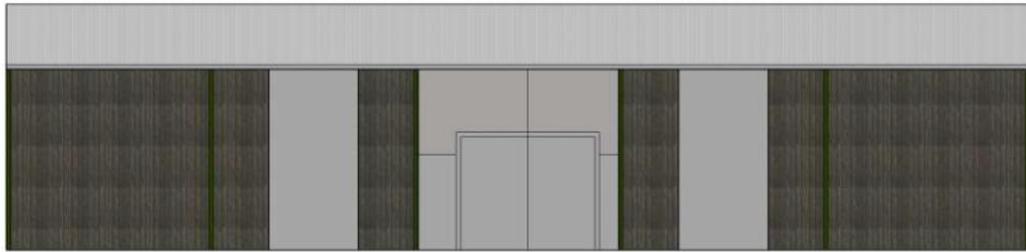
Tewkesbury Borough Council – www.tewkesbury.gov.uk
Tel: 01684 295010

Viewings

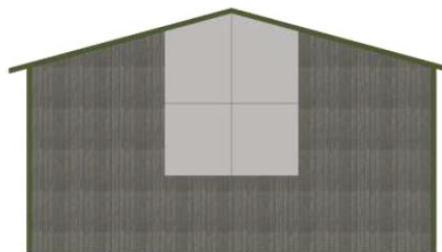
Strictly by appointment only through the sole agents Carver Knowles 01684 853400.

Approved Plans

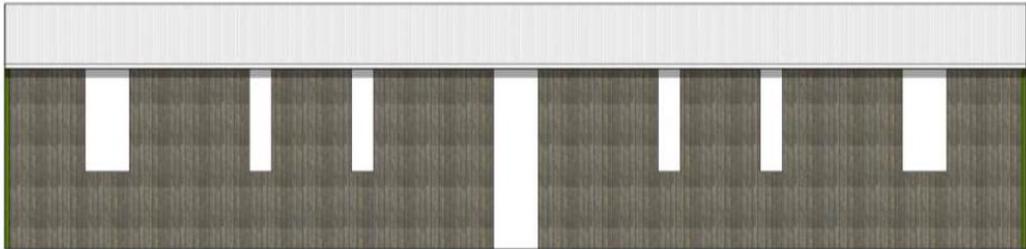
East Elevation



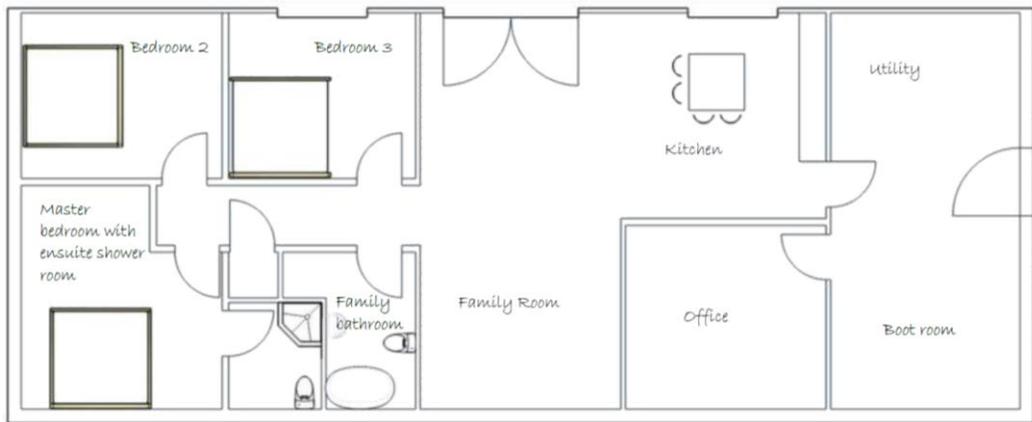
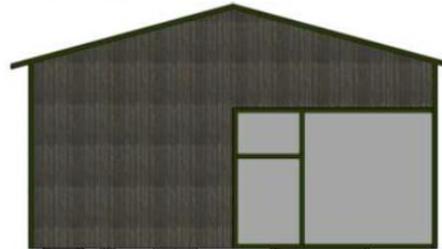
North Elevation

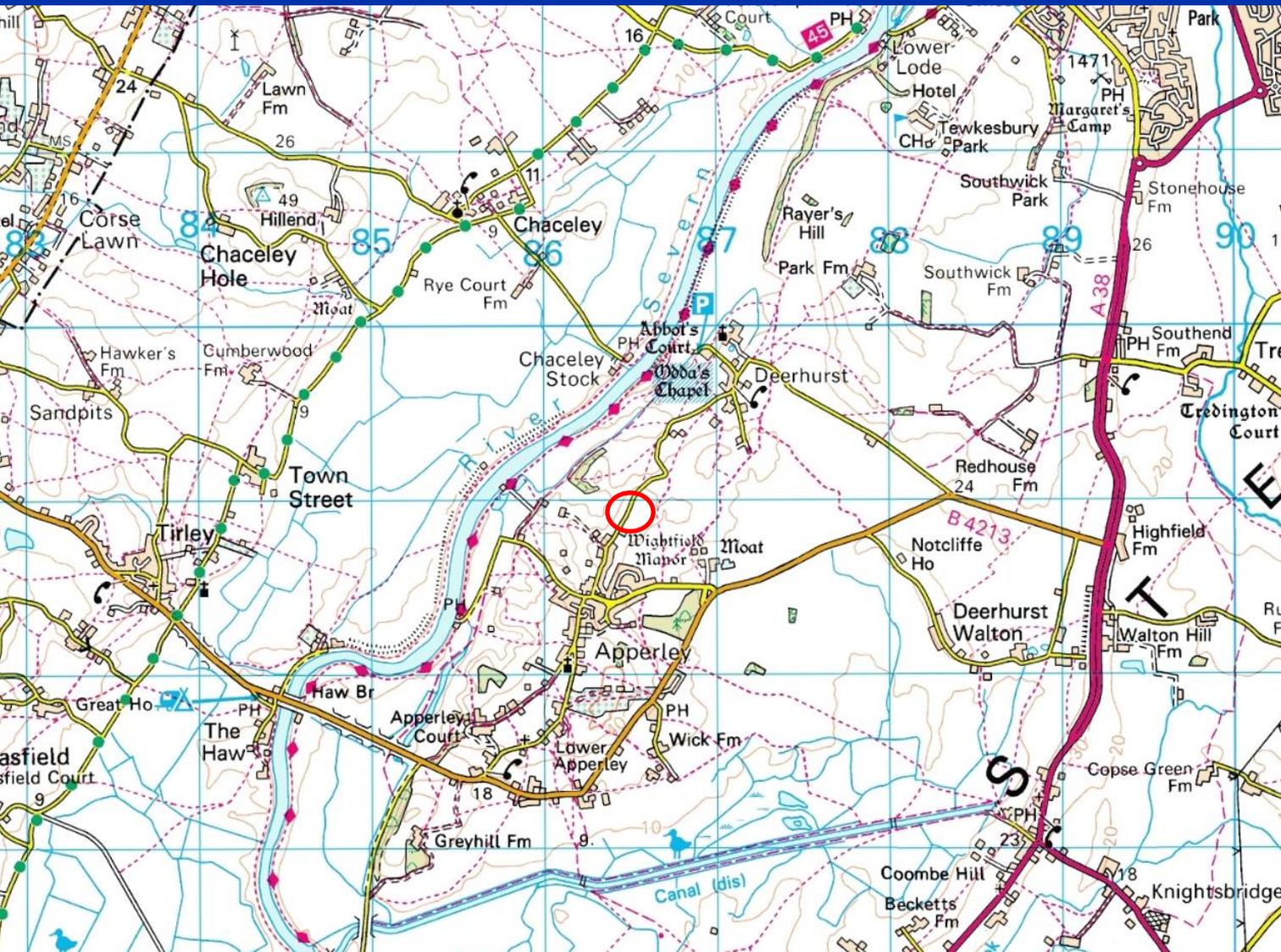


West Elevation



South Elevation





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DIRECTIONS:

From Tewkesbury – Take the A38 south towards Gloucester for two miles. At the second set of traffic lights adjacent Highfield Business Park take a right turn onto the B4213 towards Apperley. Stay on the B4213 for 1.5 miles. Take the right turn signposted Apperley along Sawpit Lane. Drive into the village up a small incline to a green triangle and bear right towards Deerhurst. From the green triangle stay on the road for approximately a third of a mile and the barn is on the right hand side as indicated by the Agent's "For Sale" board.

PLEASE NOTE
Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 these firms' employment has the authority to make or give any representation or warranty in respect of the property.

