

# RESIDENTIAL DEVELOPMENT OPPORTUNITY



## 38, 39 Down Ampney & Land

Down Ampney, Cirencester, Gloucestershire, GL7 5QS

For Sale on behalf of



Two Residential Dwellings in need of Refurbishment and Development Land (STP) to the Rear





# 38, 39 Down Ampney and Land

## LOCATION

The site is located approximately 7 miles south-east of Cirencester within the Cotswold village of Down Ampney. Down Ampney is a popular village that benefits from a shop, primary school, village hall, tennis courts and a parish church.

The site is located opposite the war memorial, situated centrally within the village. Wider amenities can be found in Cirencester and Swindon. Swindon railway station provides a service to London in just under an hour. Down Ampney is situated close to the A419 giving easy access to Swindon (9 miles) and the M4 to the south and Gloucester (25 miles) and the M5 to the north.

## DESCRIPTION

Lot A- comprises a two bedroom semi-detached property, in need of modernisation. Accommodation comprises a living room, kitchen, dining room, bathroom, and two double bedrooms. Externally there is a side and rear garden and off-street parking. Lot A also comprises a three bed semi-detached property, in need of refurbishment throughout. Accommodation comprises a living room, hall, dining room, kitchen, pantry, bathroom, and three double bedrooms. Externally there is a side and rear garden and off-street parking. Lot A extends to 0.23 acres (0.09 hectares).

Lot B- a parcel of garden land extending 0.26 acres (0.10 hectares).

## PLANNING

Lot B is located within the settlement boundary, the principle of residential development is therefore accepted. Please see indicative layout plan within the data room which illustrates the capacity for up to 4 detached units.

The local planning authority is Cotswold District Council [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## SERVICES

Mains electricity, water, gas and drainage are understood to be located for connection in the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

## FURTHER INFORMATION

A data room has been prepared that provides information on method of sale, indicative plans and EPC'S.

Please email: [jack.moulsdale@brutonknowles.co.uk](mailto:jack.moulsdale@brutonknowles.co.uk) for further information.

## SCHEDULE OF ACCOMODATION

Units	Type	Beds	Sq. m	Sq. ft
Lot A- 38 Down Ampney	Semi	2	93.18	1,003
Lot A- 39 Down Ampney	Semi	3	118.45	1,275

## GUIDE PRICE

No formal guide price is set for the site, with offers simply being invited by the tender date.

## TENURE

The site is offered Freehold with Vacant Possession.

## VAT

VAT will not be chargeable on the purchase price.

## VIEWING

Viewing for Lot A (38 & 39 Down Ampney) is by prior appointment only and is strictly limited to the following prearranged viewing days:

Wednesday 12<sup>th</sup> August – 10 to 1pm

Wednesday 19<sup>th</sup> August – 10 to 1pm

Wednesday 26<sup>th</sup> August – 10 to 1pm

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## TERMS

The site is offered for sale by Informal tender, with offers invited for either;

- Lot A – one two-bedroom semi-detached property and one three-bedroom semi-detached property
- Lots B – Land- conditional 'subject to planning' and unconditional offers invited
- Lots A & B – combined offers are invited for both lots

To be received at the offices of Bruton Knowles, by **Noon on Friday 11<sup>th</sup> September 2020**, to the sole selling agents as follows: Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF, or by email to:

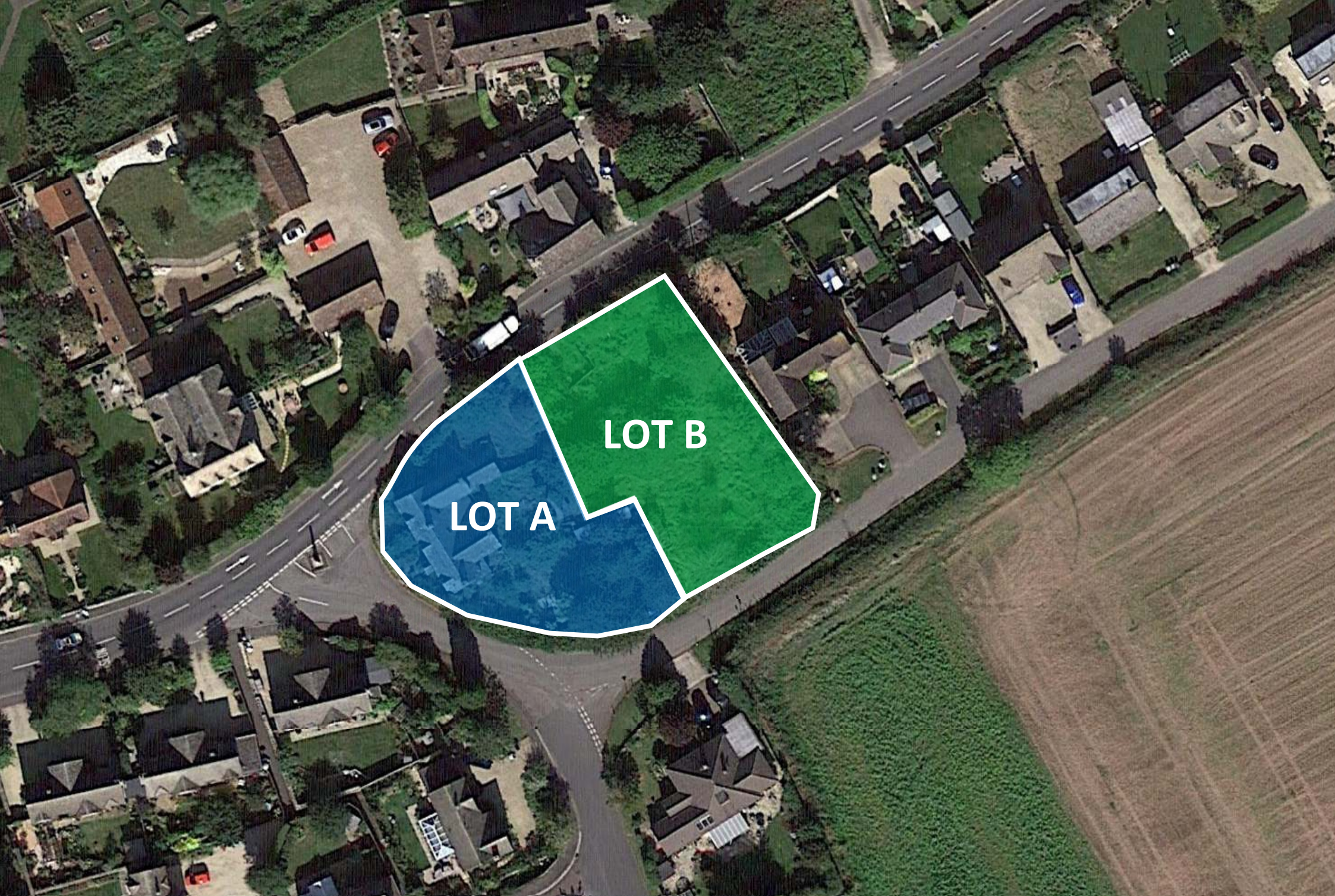
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

A Tender Form is available from Bruton Knowles. Please request by email if you intend to bid.

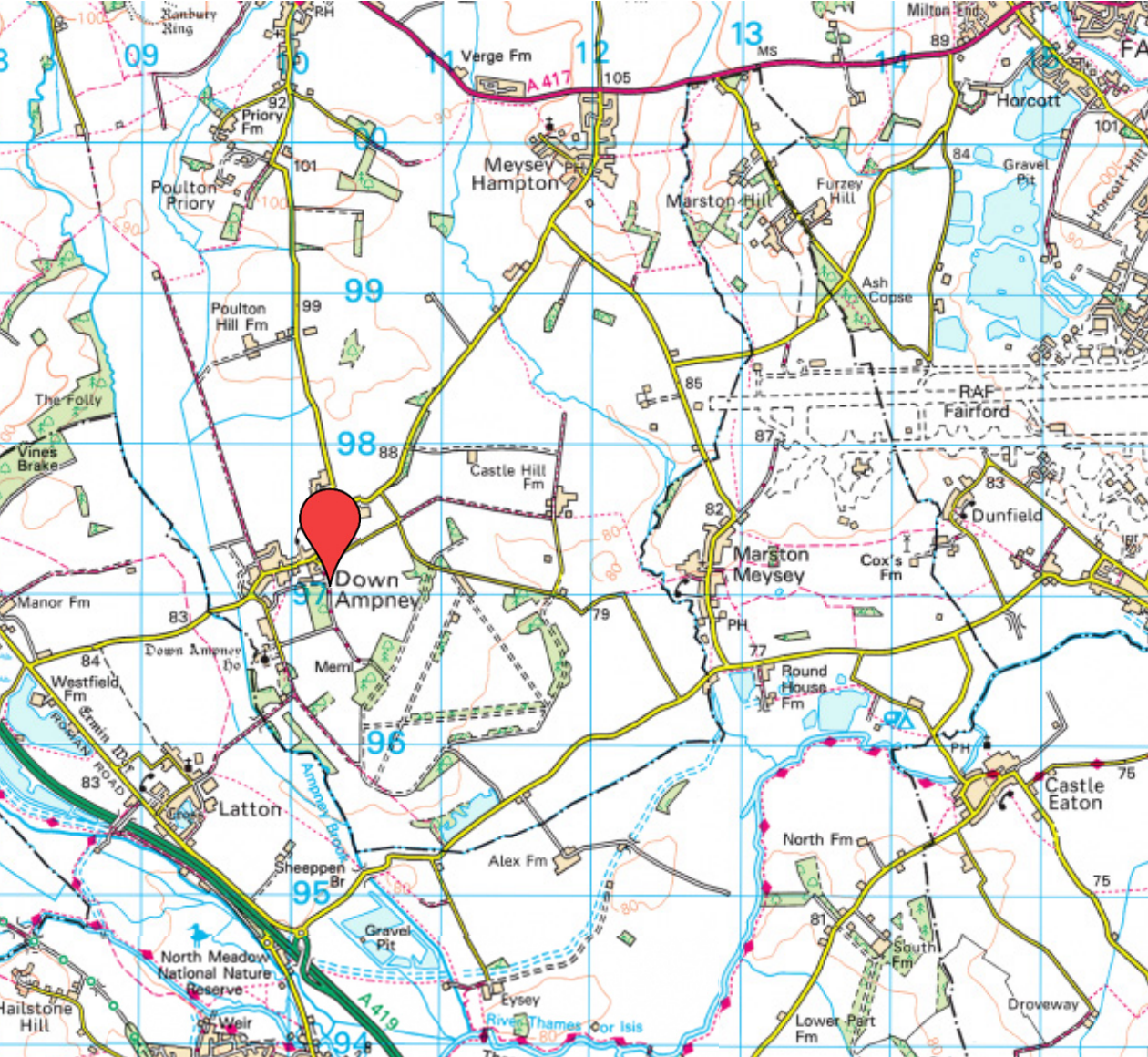
## SUBJECT TO CONTRACT

**AUGUST 2020**









## CONTACT

Olympus House,  
Olympus Park,  
Quedgeley, Gloucester,  
GL2 4NF



**Harry Breakwell BSc MSc MRICS** **Jack Mouldsdales BSc (Hons)**  
01452 880161 01452 880141  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk) [jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)



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01452 880 000