



## FOR SALE – Agricultural Barn and Land

Barn and Land at Windmill Farm, Stow Road, Alderton, Tewkesbury, GL20 8NH

**BK** Bruton Knowles

est. 1862

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

**CODE 5378**



# FOR SALE - Agricultural Barn and Land with Development Potential <sup>(STP)</sup>

Barn and Land at Windmill Farm, Stow Road, Alderton, Tewkesbury, GL20 8NH

Extending to approximately 0.73 Acres (0.30 Hectares) – Potential for Conversion (Subject to Planning)

## LOCATION

The site is located on the southern edge of the village of Alderton, Tewkesbury Gloucestershire, some 12 miles north of Cheltenham. The site is accessed directly of the B4077 which connects the village with Tewkesbury to the west and Winchcombe to the south east. National links are provided by the M5 Motorway and train station a short distance to the west at Ashchurch, allowing convenient access to Birmingham and Bristol. The site is within close proximity to a range of amenities which include a school, village store and post office as well as a public house.

- **Tewkesbury – 7.5 miles**
- **Evesham – 9 miles**
- **Cheltenham – 12 miles**

## SUBJECT SITE

The broadly rectangular site extends to approximately 0.73 acres, comprising pasture land. The Dutch Barn, comprises a steel frame with a corrugated roof and and corrugated external walls to three sides of the barn, with the southern aspect open to the elements. The structure appears to require remediation.

The site is bound to the north by the B4077, and lies adjacent to an existing residential dwelling and petrol station to the east. Hedgerows delineate the boundaries to the north and east with the site extending away into open countryside from the southern and western boundaries.

The land appears to be outside of any conservation area or flood zone and there are no Listed Buildings or Heritage Assets within the immediate vicinity of the site.

Vehicular access is provided via an existing agricultural entrance off the B4077.

- **Site Area – 0.73 Acres (0.30 Ha)**
- **Dutch Barn – approx. 5.9m x 9.1m**

\*Purchaser to fence paddock area included within the sale.

## PLANNING

The Local Planning Authority is Tewkesbury Borough Council. The land and property are currently in Agricultural Use.

As the barn was in agricultural use prior to March 2013, a Class Q Permitted Development conversion to residential may be appropriate. This would be subject to submitting a Prior Approval application to convert the barn, to Tewkesbury Borough Council.

Subject to planning, the barn may have potential for conversion under Class R, agricultural building conversion to flexible commercial use.

The building appears to have possible scope for conversion– subject to planning policy and planning permission being forthcoming. We recommend that parties undertake their own enquiries with regards to planning.

## SERVICES

We understand that mains services are available for connection within the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

## TENURE

Freehold with Vacant Possession.

## OFFERS

Offers are invited for the freehold interest of the site.

## METHOD OF SALE

The property is for sale by Informal Tender with Best and Final Unconditional offers to be submitted by **Noon Thursday 25<sup>th</sup> November 2021** to [scott.winnard@brutonknowles.co.uk](mailto:scott.winnard@brutonknowles.co.uk)

Please email [jack.moulsdale@brutonknowles.co.uk](mailto:jack.moulsdale@brutonknowles.co.uk) for a Tender Form.

## VAT

The property has not been elected for VAT.

## VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

## SUBJECT TO CONTRACT

## OCTOBER 2021

**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

# Agricultural Barn and Land at Alderton

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