

# Barn and Land at Teddington with Residential Potential STP

Land at Stow Road, Teddington, Tewkesbury, GL20 8NF

BK Bruton Knowles est.1862

www.brutonknowles.co.uk

CODE 5317

# FOR SALE - Agricultural Barn and Land with Development Potential STP

Land at Stow Road, Teddington, Tewkesbury, GL20 8NF

## Extending to approximately 0.8 Acres (0.32 Hectares) – Potential for Conversion (Subject to Planning)

### LOCATION

The site is located off the B4077, a mile south east of Teddington roundabout. Teddington Village is the closest settlement, south of the site. The village benefits from a village hall, church, local shop, Teddington Stores and a public house on the outskirts of the village.

Junction 9 of the M5 is located 3 miles to the west of the site at Ashchurch providing national links. The A46 off the Teddington roundabout, connects the immediate area to the M5 and towards Coventry.

- **Tewkesbury – 5 miles**
- **Cheltenham – 8 miles**
- **Evesham– 9 miles**

### SUBJECT SITE

The broadly rectangular site extends to approximately 0.8 acres, comprising agricultural land laid to grass in addition to two adjoining barns. The main Dutch Barn, with corrugated panelling and roof has been in use for livestock to support surrounding grazing. To the side of the Dutch Barn is a 'lean-to' barn, with the structure requiring remediation. The site is surrounded to the east and south by open countryside, with a residential dwelling bodering the wider land ownership to the west. The northern boundary which separates the site to the B4077, comprises a mature hedgerow and number of trees, as is replicated along the eastern boundary. A small pond can be found in the north eastern corner of the site.

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 – 0.8 Acres (0.32 Ha)**
- **Dutch Barn – approx. 13.7m x 7.8m (2 storey potential)**
- **Lean-to Barn – approx. 9.3m x 4.8m**

*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.

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 enquries with regards to planning.

### SERVICES

We understand that the subject property does not benefit from any mains services, except water. It is assumed that mains services may be present in Stow Road to service nearby dwellings. Parties are to undertake their own enquiries.

### TENURE

Freehold with Vacant Possession.

### GUIDE PRICE

Offers are invited in excess of £200,000.

### METHOD OF SALE

The property is for sale by Informal Tender with Best and Final Unconditional offers to be submitted by **Noon Thursday 16th December 2021 to** scott.winnard@brutonknowles.co.uk

Please email jack.moulsdale@brutonknowles.co.uk for a Tender Form.

The property has not been elected for VAT.

### VIEWING

Viewings are strictly by prior arrangement with Bruton Knowles.

### SUBJECT TO CONTRACT – NOVEMBER 2021

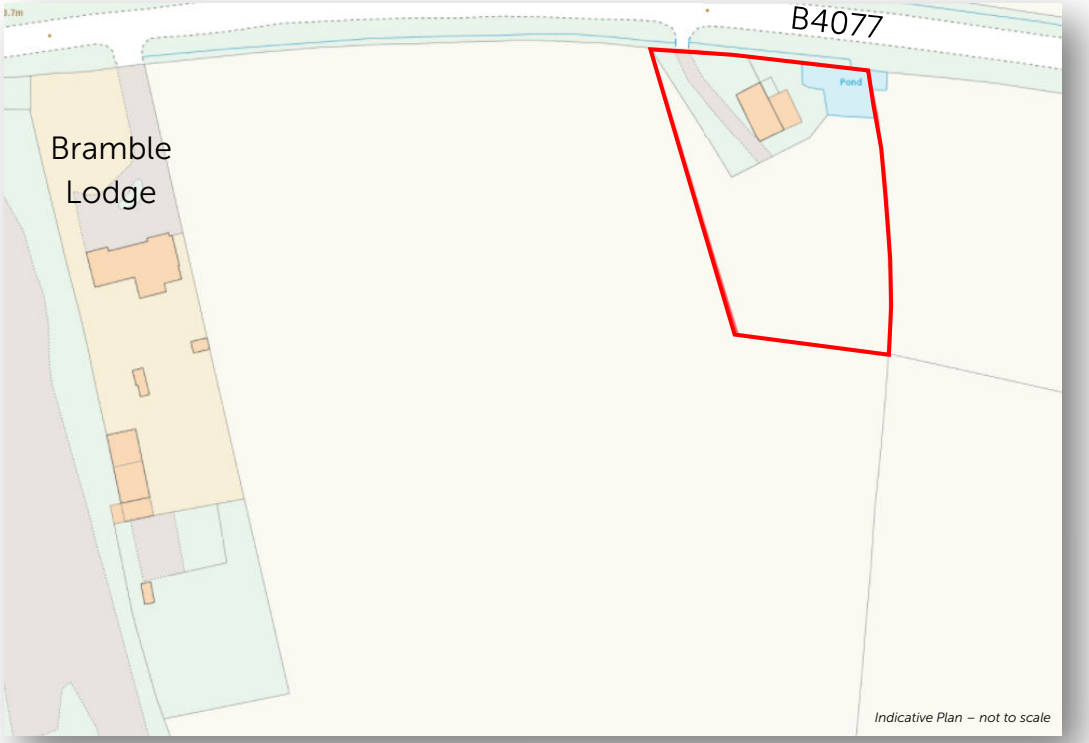




**Regulatory -** Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need 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.

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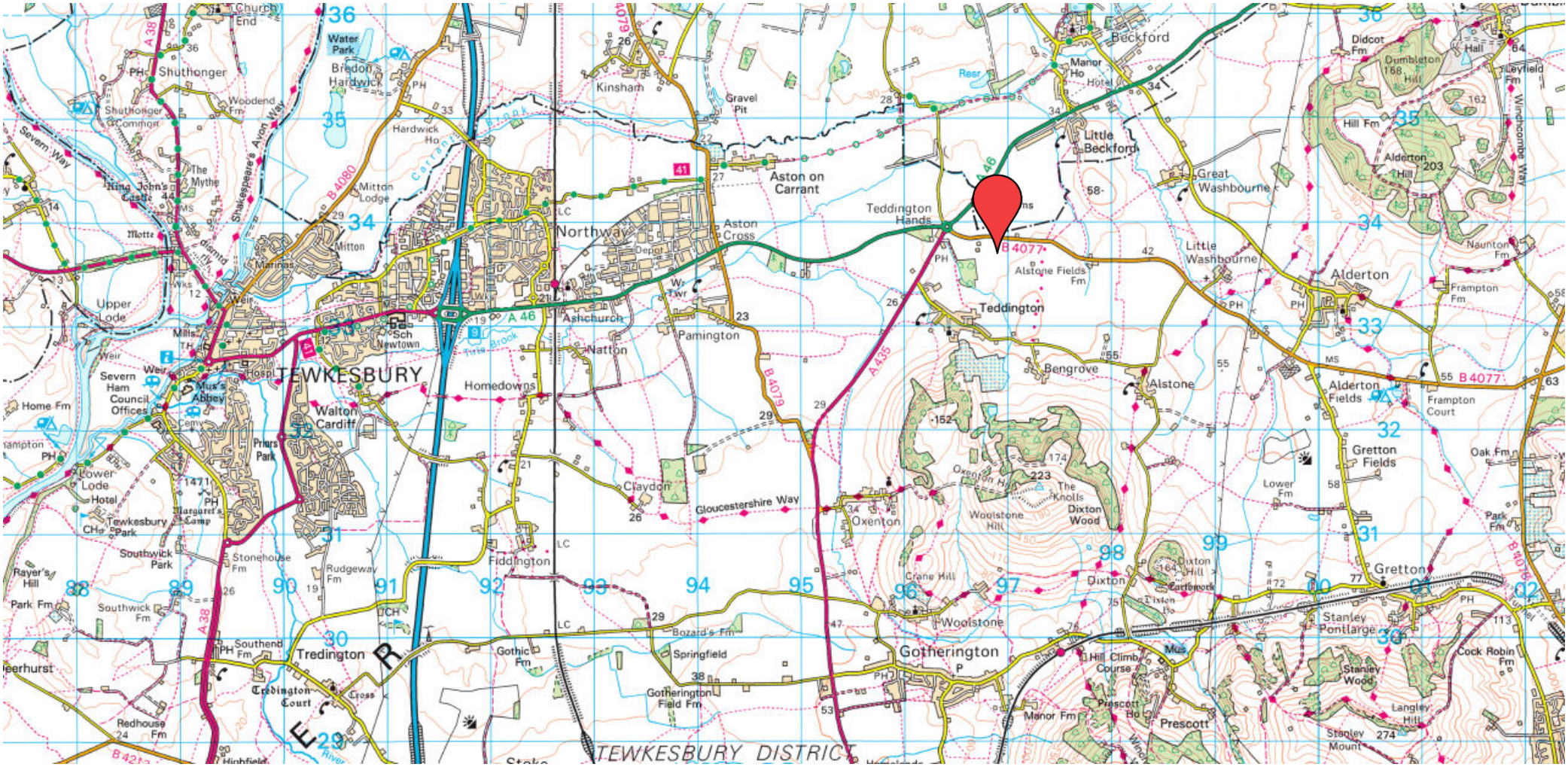











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