

Residential Development Opportunity

Former Coln House School, Fairford, Cotswolds

BK Bruton Knowles est. 1862

- Planning permission for 28 residential dwellings
- 4 no. existing houses



Coln House - Conversion



Coln House - Redevelopment



Applestone Court



1-4 Coln House Drive

Development Opportunity Summary

Former Coln House School, Milton Road/Horcott Road, Fairford, Gloucestershire GL7 4DB



On behalf of Gloucestershire County Council, we are pleased to bring to the market an outstanding residential redevelopment and conversion opportunity in the Cotswold town of Fairford.

LOCATION (Sat Nav: GL7 4DB)

Fairford is a historic market town within the Cotswolds AONB, located within the picturesque Coln Valley with which the property shares its name.

The property is centrally located within the town, convenient for its shops and amenities, which include the 'Outstanding' Fairford C of E Primary School, Farmor's Secondary School and a market every Wednesday.

Cirencester, approximately 7.5 miles to the west, provides extensive shopping and leisure facilities and connections to Cheltenham, Swindon and Cotswold Waterpark via the A417/A419.

DESCRIPTION

The property comprises two distinct parcels:

The main parcel, approximately 2.5 acres to the east of Horcott Road, includes the Grade II Listed Coln House, redundant modern teaching blocks and 4 no. semi-detached houses previously used at staff accommodation. Coln House is understood to date back to the 19th Century, when it opened as 'The Retreat', a private asylum, in 1822. It became a school in 1949, a use which continued until closure in 2017.

The second parcel, to the west of Horcott Road, comprises Applestone Court, a period, but not Listed, property set within approximately 1 acre of grounds, to include swimming pool and pool house. Its most recent use is understood to have been as Head Teacher's accommodation and education uses.

TENURE

The property will be sold Freehold with Vacant Possession.

PLANNING PERMISSION

Planning permission has been granted* for the comprehensive conversion and redevelopment of the property as a residential scheme.

Coln House – 20/04147/FUL

*A resolution to grant full planning permission, subject to completion of a Unilateral Undertaking, was given at Planning Committee on 10th November 2021, for "Conversion of the existing Grade II Listed Coln House into 7 no. residential units (C3), demolition of modern teaching blocks and outbuildings, erection of 17 no. new residential units within former grounds, soft and hard landscaping and drainage works...".

The property also benefits from Listed Building consent: 20/04148/LBC

Applestone Court – 20/09372/FUL

Full planning permission was granted in February 2021 for "Conversion of the former school building to 4 no. residential (C3) units with stair core extension and associated hard and soft landscaping".

ANTICIPATED S.106/UU & CIL

Coln House:

- Primary Education Contribution: £117,165
- Secondary Education (11-16) Contribution: £68,944
- Secondary Education (16-18) Contribution: £28,732
- Affordable Housing Financial Contribution: £116,813
- Provision of 1 x self build/custom house build plot
- CIL: circa £237,655 (To be confirmed)

Applestone Court:

- CIL: £86,398

SERVICES

We understand that the property benefits from all mains services to include water, electricity, gas and drainage, however we have not carried out any tests in this regard. The property is alarmed.

METHOD OF SALE

The property is to be split into lots, as follows, and sold by way of Informal Tender:

- Lot 1 – Coln House School
- Lot 2 – Applestone Court
- Lot 3 – Former Staff Houses

Unconditional offers are invited on individual lots, combinations of lots and as a whole.

Offers are to be received by Noon on **Wednesday 8th June 2022**, in accordance with the Financial Proposal Form, to robert.anthony@brutonknowles.co.uk

VIEWING & FURTHER INFORMATION

A detailed Data Room has been prepared, to include: photographs and videos, floorplans, planning information, building survey, drainage survey, ground investigation survey etc. Please email lucy.stevens@brutonknowles.co.uk for access to the Data Room, which can be found at www.bruntonknowlessites.co.uk

Viewings are strictly by appointment with Bruton Knowles and viewing days have been arranged as follows:

- Tuesday 26th April – 10am-1pm
- Wednesday 4th May – 10am-1pm
- Thursday 19th May – 10am-1pm

Virtual viewings:

[Lot 1 - Walk-through](#)
[Lot 1 - Aerial Footage](#)
[Lot 2 - Walk-through](#)
[Lot 2 - Aerial Footage](#)

LEGAL & VAT

Parties to be responsible for their own legal costs incurred in this transaction. The property is not elected for VAT.

April 2022 - Subject to Contract

Lot 1: Coln House

Main School Site for Conversion (7 no. dwellings) and Redevelopment (17 no. dwellings)

SUMMARY

Fronting onto Milton Street and Horcott Road, with vehicular access to be taken off Horcott Road, the former school site comprises a consented (subject to unilateral undertaking) residential conversion/development opportunity.

The 7 no. conversion dwellings are to comprise a mix of houses and flats within the GII Listed Coln House, with southern aspect gardens and parking.

The 17 no. newbuild dwellings are to comprise a mix of detached, semi-detached and terraced housing in a courtyard/cul-de-sac arrangement, with private gardens, communal gardens and a mixture of garaging and parking.

Much of the proposed scheme overlooks the playing fields formerly attached to the school, but which are to be transferred to the Town Council for ongoing recreational use.

The development does not have to provide affordable housing, but will trigger contributions in lieu of on-site provision, the requirement for a single self build/custom build dwelling, and contributions/payments relating to education and CIL.

The development/conversion shares access with nos. 1-4 Coln House Drive (Lot 3), and the purchaser of Lot 1 will be responsible for implementing the new parking area to Lot 3.

Unconditional offers are invited, subject to contract and formal issue of a decision notice only.

ACCOMMODATION

Type	QTY	Area (sqft)	Total (sqft)
1 bed flat	2	538	1,076
2 bed house	1	872	872
3 bed house	5	1,012	5,059
3 bed house	6	1,001	6,006
4 bed house	3	1,227	3,681
Conversions	7	-	10,903
Total	24		27,598

ENERGY PERFORMANCE CERTIFICATES

Please see the information pack for copies of all EPCs.

BUSINESS RATES/COUNCIL TAX

We are not aware of any rating for the existing property.



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

Lot 2: Applestone Court

Period Property with Planning Permission for Conversion to 4 no. Houses

SUMMARY

Fronting onto Cirencester Road and Horcott Road, with vehicular access off the former and pedestrian access off the latter, Applestone Court most recent use was ancillary to the school, providing Head Teacher accommodation, activity rooms, storage, laundry, open space and swimming pool.

The planning consent provides for its conversion into 4 no. houses, with parking off Cirencester Road, and a share of the south facing garden/grounds. The property is not Listed, but falls within the Fairford conservation area.

Prospective purchasers might consider the property to have scope as a conversion into a single, grand residence, subject to planning.

The existing pool house and open-air swimming pool offer scope for re-instatement. To the south east of the swimming pool is an area of scrub land which falls outside of the conservation area.

A 50% uplift payment will be applied to future planning permissions for additional dwellings secured on the garden/swimming pool/scrub land.

Unconditional offers are invited, subject to contract only.

PROPOSED ACCOMMODATION

Plot	Description	Area (Sq ft)	Area (Sq m)
1	6 bed house	3,606	335
2	3 bed house	1,968	185
3	3 bed house	2,519	234
4	1 bed bungalow	1,711	159
		9,804	913

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BUSINESS RATES/COUNCIL TAX

We are aware that the Head Teacher's flat within Applestone Court is banded B for Council Tax.



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Lot 3: Former Staff Houses

4 no. Semi-Detached Houses – 1-4 Coln House Drive, GL7 4BX

SUMMARY

With access off Horcott Lane, nos. 1-4 Coln House Drive comprise the former staff housing associated with the school.

The four near identical semi-detached houses are understood to be of rendered brick/block construction, with Cotswold stone details, uPVC double glazing and a pitched tiled roof. To the rear of each is a private garden.

Internally, the accommodation comprises ground floor living room, kitchen/diner and utility. To the first floor there are three bedrooms and a family bathroom. Each is separately gas centrally heated.

Some of the parking and garaging relating to these houses is located within the land to be sold as part of Lot 1.

Unconditional offers are invited, subject to contract only.

ACCOMMODATION (approximate)

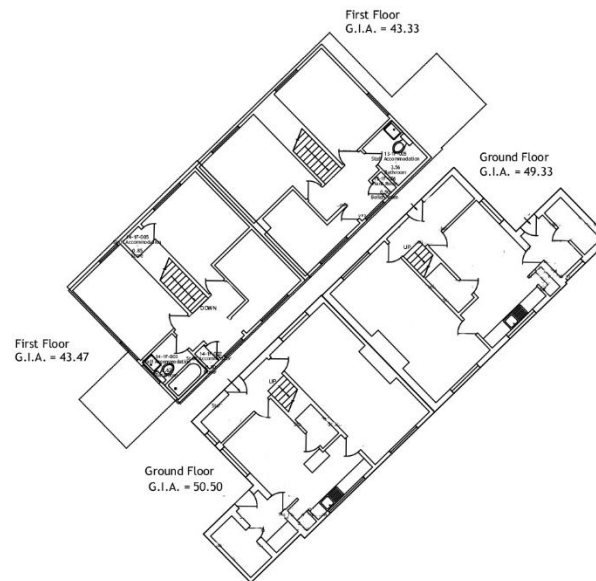
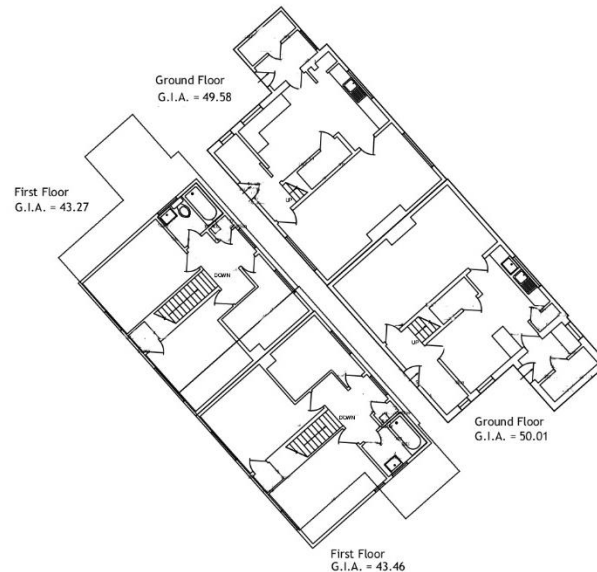
House	Type	Sq. M	Sq. ft	EPC
1	3 bed semi	93	1,001	D
2	3 bed semi	93	1,001	D
3	3 bed semi	93	1,001	D
4	3 bed semi	93	1,001	D

ENERGY PERFORMANCE CERTIFICATES

Please see the Data Room for copies of all EPCs.

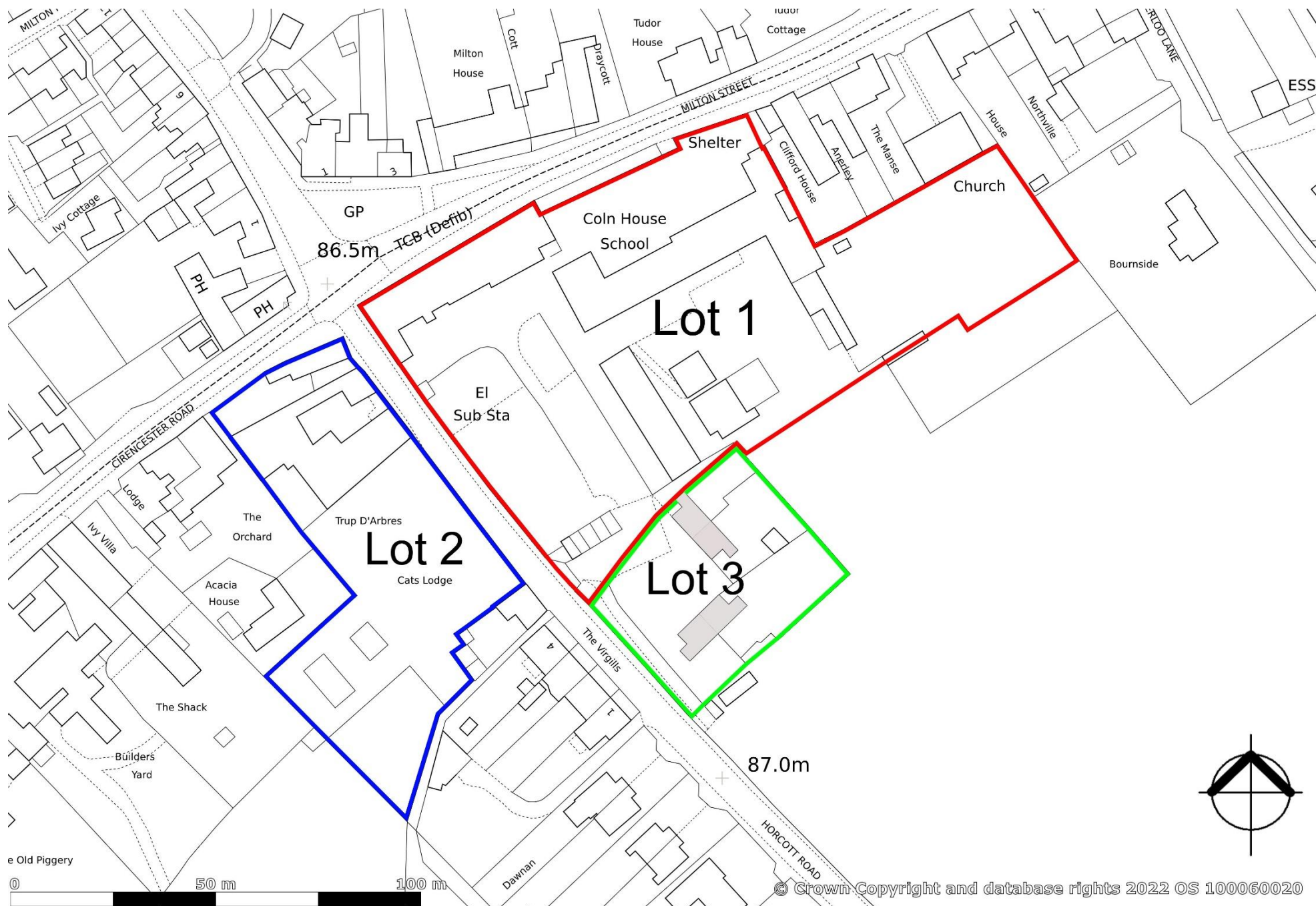
COUNCIL TAX

It is understood that all four houses are banded 'C' for Council Tax with Cotswold District Council.



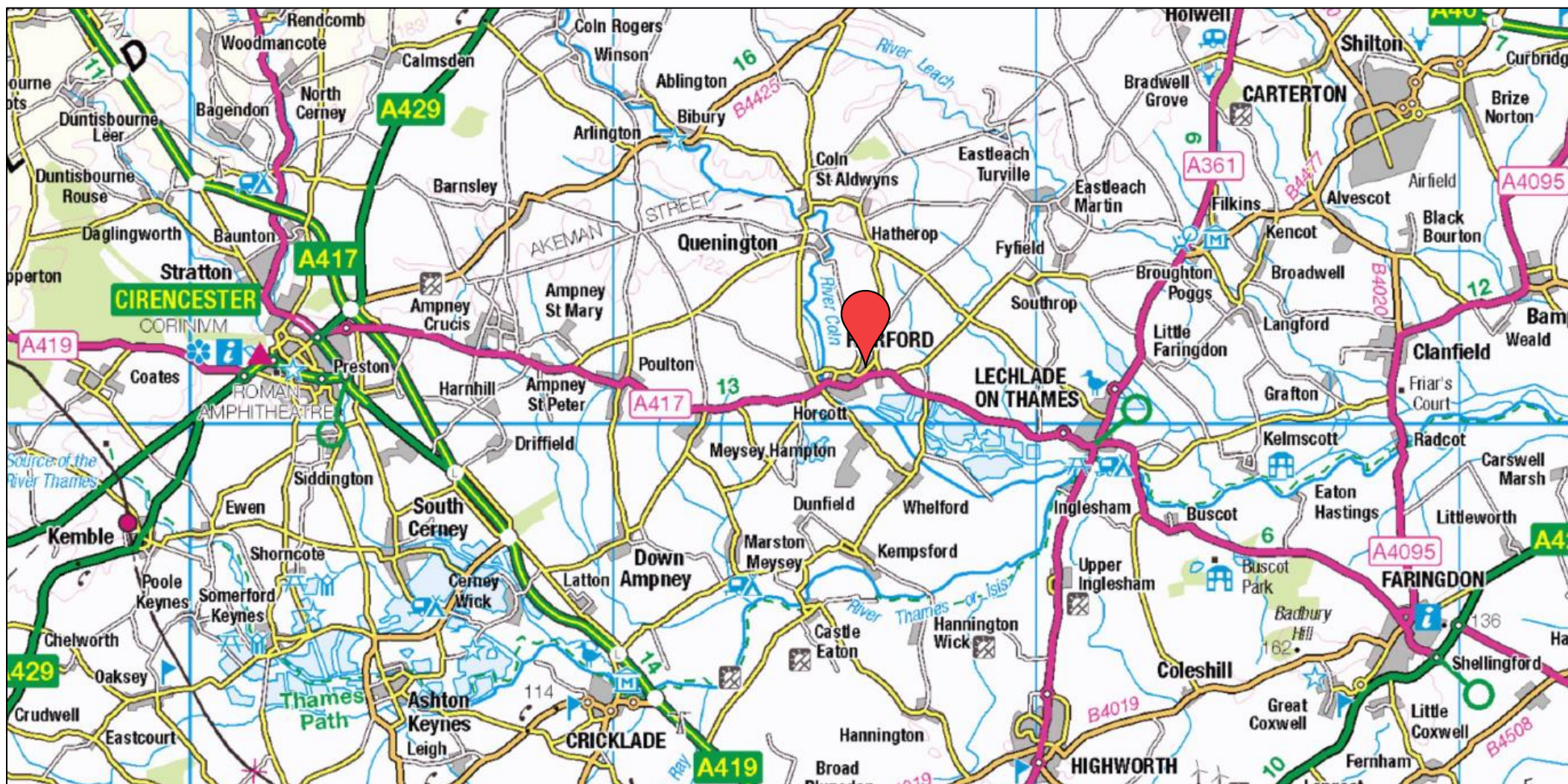
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Proposed Lotting Plan – For Illustrative Purposes Only



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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