



OUTSTANDING PARAGRAPH 55 DEVELOPMENT OPPORTUNITY

EWEN TREE HOUSE

EWEN
CIRENCESTER, GL7



Guide Price £850,000

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CIRENCESTER, GLOUCESTERSHIRE

Description

An incredibly unusual opportunity to purchase a Paragraph 55 development project. This unique planning permission allows a future buyer to create a truly outstanding and innovative design with significant architectural merit. The permission offers enormous scope to create a long term lifestyle property which combines practical living space with cutting-edge modern design.

Situated on the edge of the ever popular village of Ewen the property offers complete privacy and extends to approximately 7 acres of mature woodland.

Full site plans are available upon request.

Situation

The village supports a well-known pub, The Wild Duck, whilst further essential facilities are found in nearby Kemble. These include a general stores/post office, Parish Church and a primary school. The lovely ancient town of Cirencester is the nearest market town (about 3.5 miles) and provides an excellent range of boutiques, shops, services and amenities. In addition to the two superstores (Waitrose and Tesco) there is also a hospital, leisure centre and tennis and rugby club for all ages. Other local sporting opportunities include sailing and fishing at the Cotswold Water Park, boating on the river Thames, gliding at Aston Down and 18 hole golf courses at Cirencester, Minchinhampton and South Cerney.

Communications are first class with there being a regular rail service from Kemble to London Paddington, taking approximately 70 minutes. The A419 from Cirencester provides direct access to both the M4 and M5, whilst the Fosse Way links the area to the East Midlands.

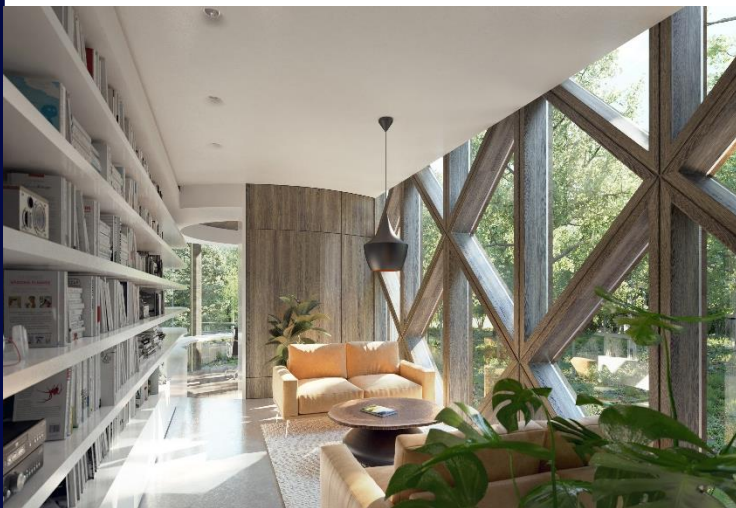
Directions- GL7 6BY

From Cirencester take the A429 Malmesbury road and after about a mile from the junction with the A435 Tetbury/Bath road, turn left signposted to Ewen. On entering the village bear left at the T junction and the plot will be on your right hand side.

Viewing

Strictly by appointment with Savills.

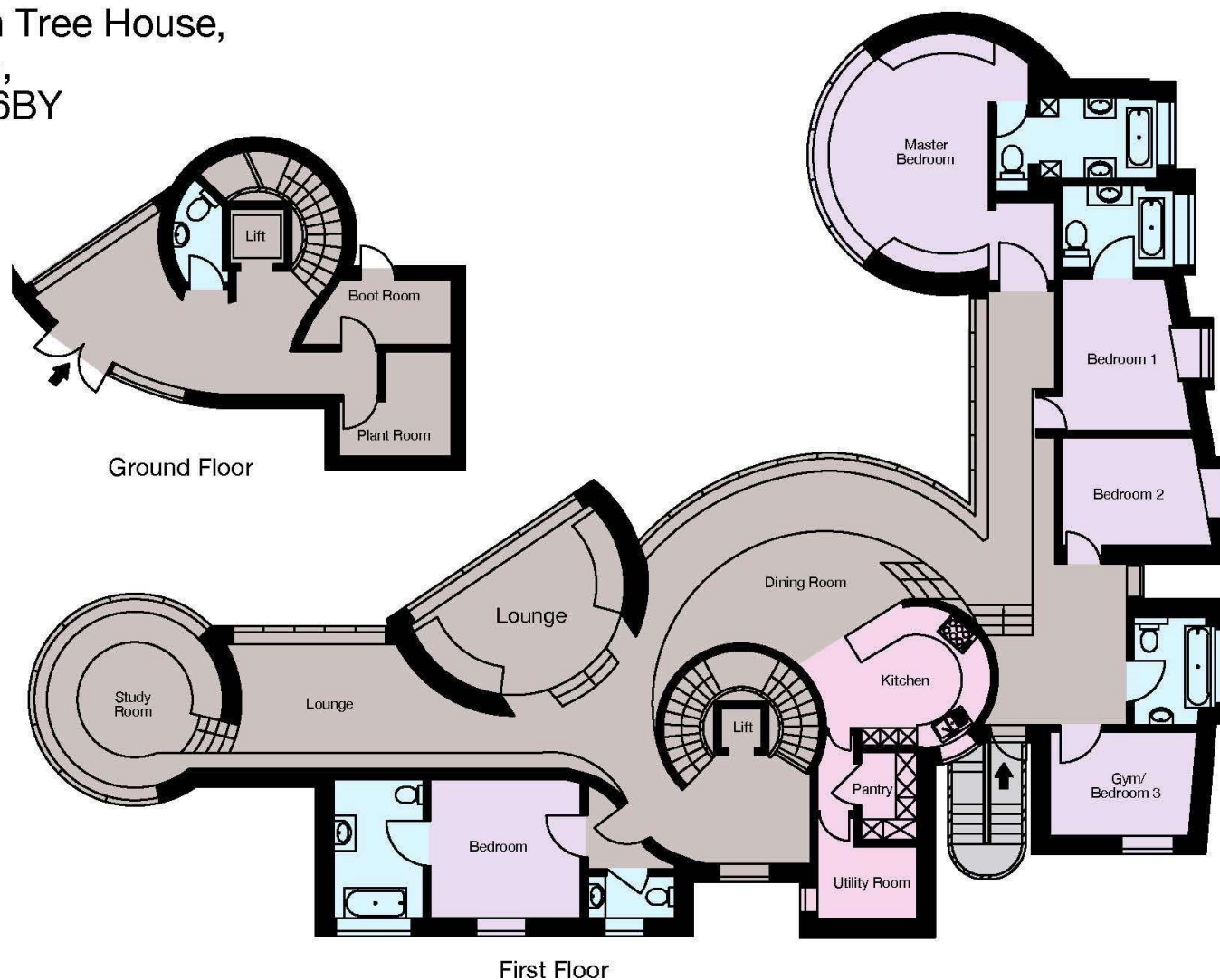




FLOORPLANS

Gross internal area: 4278 sq ft, 397.4 m²

Ewen Tree House, Ewen, GL7 6BY



Cirencester
Benjamin Langridge
benjamin.langridge@savills.com
+44 (0) 1285 627 550

savills.co.uk

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