



A property with great potential for redevelopment.

Stow Surgery, Well Lane, Stow-On-The-Wold, Gloucestershire, GL54 1EQ

Freehold

OIEO £700,000

savills

Rare opportunity to acquire a substantial property with spectacular rural views and great potential for redevelopment.

Moreton-in-Marsh 4 miles (London Paddington from 90 minutes),
Kingham 5 miles, Burford 7 miles, Cheltenham 20 miles.

Situation & Communications

- Stow-on-the-Wold is one of the most renowned towns in the North Cotswolds. This former wool town offers a wide selection of excellent shops, pubs and restaurants.
- The town is well situated to provide good access via road and rail to Birmingham to the north and London to the south.
- Stow-on-the-Wold provides day-to-day amenities including a large supermarket.
- Nearby is Daylesford Organic Farm Shop and more comprehensive facilities can be found in Cheltenham, Stratford-upon-Avon, Oxford and Banbury.
- Schooling in the area is outstanding including Stow Primary and The Cotswold School in Bourton-on-the-Water with a range of private schools available in Cheltenham and Oxford.

Stow Surgery

Stow Surgery is a substantial detached property with the benefit of some glorious panoramic countryside views.

The property offers great potential as a refurbishment project or development plot for one or more properties, subject to the necessary consents.

The building is constructed of reconstituted Cotswold stone with two storeys to the front of the structure and a large single storey extension to the rear. There is parking for a number of vehicles available in the car park to the front of the building and a small garden area to the rear.

The site has the benefit of being in close proximity to all of the amenities in the market square, but also has beautiful countryside views and walks down to the Roman Wells, and to the charming villages of Broadwell and Evenlode.

Stow Surgery extends to 3,360 sq. ft. of commercial accommodation over two floors and is currently divided into a number of offices and reception spaces.

Planning

Permission for Change of Use from Class D1 (Doctors Surgery) to Class C3 (Residential) granted on 15 March 2019 under Planning Application Reference No. 18/03150/FUL.





Tenure

Freehold.

Services

Mains gas, water, electricity and drainage are connected.

Local Authority

Cotswold District Council. T 01451 623000.

Energy Performance

Non-domestic EPC Rating = D.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Stow-on-the-Wold Office.

Directions GL54 1EQ

From our offices in Stow-on-the-Wold, proceed down Sheep Street and turn first left into Well Lane. Continue along Well Lane and after approximately 300 yards the property will be found on the right hand side.



Stow Surgery, Well Lane, Stow-On-The-Wold, , Gloucestershire, GL54 1EQ
Gross Internal Area 3,360 sq ft, m²

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Stow Surgery
Stow on the Wold

APPROXIMATE GROSS INTERNAL FLOOR AREA:
312 sq m (3,360 sq ft)

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