PERIOD BARN WITH CONSENT TO CONVERT

FOLLY FARM BARN, NORTHLEACH, CHELTENHAM, GLOUCESTERSHIRE GL54 3JH

GUIDE £230,000, FREEHOLD FOR SALE ON BEHALF OF GLOUCESTERSHIRE COUNTY COUNCIL BY INFORMAL TENDER
OFFER DEADLINE 12.00 NOON ON WEDNESDAY 4 SEPTEMBER 2019
FOLLY FARM BARN, NORTHLEACH, CHELTENHAM, GLOUCESTERSHIRE GL54 3JH

Guide £230,000, Freehold

Proposed accommodation: living room open to kitchen/dining room, utility room, two bedroom suites, bedroom three, family bathroom, courtyard garden, about 1.7 acres of level paddock.

Bourton-on-the-Water 3 miles, Stow-on-the-Wold 6 miles, Cheltenham 12 miles, Cirencester 15 miles, Oxford 32 miles, Kingham Station (London Paddington from 85 mins) 9 miles (all distances and times are approximate).

- Nearby Bourton-on-the-Water offers a range of shops for most every day needs with a doctor’s surgery, banking services, solicitors and dentist.
- There is a primary school and highly regarded secondary school, The Cotswold School (a Language & Science Academy), in Bourton-on-the-Water.
- Strategically located on the north/south Fosse Way and near to the A40/M40 to London and the A44 Oxford to Worcester east/west trunk road.
- The area is well served by excellent hotels and restaurants.
- Oxford and Cheltenham are very accessible and provide a number of first class educational establishments.
- Mainline railway stations at Kingham and Kemble which serve London Paddington, Oxford, Worcester and Hereford.
- Excellent walks include the Cotswold Way and the Gloucestershire Way.

Description
The barn provides an exciting opportunity to create a superb three bedroom detached family home. The plot occupies an attractive position close to a highly sought after Cotswold market town and benefits from rural views. There is potential to generate an excellent holiday let income stream.

The full extent of the plot is shown on the accompanying plan for identification purposes.

Planning permission has been approved for the "conversion of a stone barn to a single dwelling (including a single storey extension within existing courtyard, removal of Dutch barn and landscaping)" under application reference 18/02721/FUL.

Tenure
Freehold.

Local Authority
Cotswold District Council. Telephone 01295 623000.

Services
Prospective buyers are advised to seek clarification with regard to the provision of services to the site.

Directions GL54 3JH
From Stow-on-the-Wold take the A429 towards Cirencester. The property is situated on the left just before reaching the Northleach roundabout and can be identified by a Savills for sale board.

Viewing
Strictly by appointment with Savills.

Town and Country Planning
The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.
Our clients have instructed us to sell Folly Farm Barn by Informal Tender. This gives all parties an equal opportunity to submit their best offer by 12.00 noon on Wednesday 4th September 2019 when all offers will be referred to our client for a decision.

Before making an offer, we would ask you to note the following important information. Upon receipt of your offer, we will assume that you have read and understood this information.

Should you wish to offer, please do so on the following basis:

1. Offer to be in writing, in a sealed envelope, marked for the attention of David Henderson (Savills, Cotswold House, Church Street, Stow-on-the-Wold, Gloucestershire GL54 1BB) and marked with your name on the back (so that you can ring us to check we have received it) or by email attachment to david.henderson@savills.com with the subject reading “Informal Tender Offer for Folly Farm Barn”. Neither the envelope nor the attachment will be opened before the deadline.

2. Offers to be received by 12.00 noon on Wednesday 4th September 2019.

3. Offers to be made subject to contract only.

4. Offers to be made in pounds sterling and given in figures and words, to be a fixed amount and not to be expressed in a conditional form relating to other offers received, e.g. “my offer is 10% higher than the highest offer received”. Ideally offers should be expressed as an uneven figure (to avoid two offers of the same sum being made).

5. Offers should indicate your financial position in terms of funding arrangements and whether the purchase is dependent on a related sale and, if so, the progress of that sale. If funding is agreed in principle, a copy of confirmation of this would be helpful.

6. Offers to be made for the property as described in the enclosed sales particulars and should not include any additional items.

7. The name, address, email address, telephone and fax numbers of the purchaser’s solicitors to be provided, together with confirmation that they are instructed to act in the proposed purchase.

8. Contracts to be exchanged within 10 working days of receipt by the purchaser’s solicitor of draft documentation with completion to take place no later than 14 working days thereafter.

Once our clients have made a decision, you will be notified whether or not your offer has been successful. We would stress that our clients do not undertake to accept the highest or indeed any of the offers. The property is to be sold as seen and conditional offers will not be considered.

**Wayleaves, Easements and Rights of Way**
The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

EPC Rating = To be assessed on completion.
Council Tax = To be assessed on completion.

Particulars prepared and photographs taken: July 2019.
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190701HELE

Stow-on-the-Wold
David Henderson
david.henderson@savills.com
+44 (0) 1451 832 832
savills.co.uk