



**OLD QUARRY FARM, MORETON ROAD,
STOW ON THE WOLD, CHELTENHAM,
GLOUCESTERSHIRE, GL54 1EG**

Guide £995,000, Freehold

**A rare rural site close to Stow-on-the-Wold with
planning permission for a replacement dwelling.
With potential for development to
residential or commercial use.**

Situation

Stow-on-the-Wold is a charming market town which enjoys an elevated situation within the Cotswold Area of Outstanding Natural Beauty. The town is a renowned centre for speciality shops and in particular fine art and antiques. Stow-on-the-Wold is strategically located just off 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 both in Stow-on-the-Wold and the surrounding villages. Stow-on-the-Wold is ideally located for exploring the many beautiful towns and villages of the Cotswolds, as well as further afield places.

The important centres of Oxford and Cheltenham are very accessible and there are a number of first class educational establishments in both these centres. Stratford-upon-Avon, with the resident Royal Shakespeare Company, lies about 18 miles to the north. There are mainline railway stations at Moreton-in-Marsh and Kingham which service London Paddington, Oxford, Worcester and Hereford.

Description

The use of the two buildings will remain in the same manner as the existing. A rural workers' dwelling subject to an occupational condition limited to those associated with the lairage enterprise occupying the site. A site office, also utilised in connection with the current business. The replacement buildings refer to one occupational dwelling and one site office, creating an additional 39m² NIA residential accommodation and 9m² office space on that of the existing.

Planning

Detailed planning permission was granted by Cotswold District Council under application ref: 20/02359/FUL dated 13 January 2021. The decision notice and plans are available on the Cotswold District Council planning portal.

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.

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.

Directions GL54 1EG

Proceed out of Stow-on-the-Wold on the A429 towards Moreton-in-Marsh. The property will be found on the right hand side behind red metal gates after about 850 metres and can be identified by a for sale board.

Particulars prepared May 2021. Photographs taken: May 2021.

Stow-on-the-Wold Residential

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Commercial Information

The site, which is accessed through secure double gates off the A429, comprises approximately 0.85 acres, predominantly hard surfaced (concrete and road planings) with a five bay agricultural barn, temporary office building, two shipping containers, toilet block and residential accommodation currently on site. There is low site density of approximately 15%.

The accommodation comprises the following approximate floor areas:

Agricultural Barn	2002.9 sq ft	186.07 sq m
Office	228.5 sq ft	21.2 sq m
Residential	1,138 sq ft	105.7 sq m

In addition to the residential permission, the site benefits from the following planning approvals for new development:

New warehouse of approximately 750 sq ft (B8 use) 20/02794/FUL

Replacement stone office building on the site of the existing (approx. 376 sq ft)

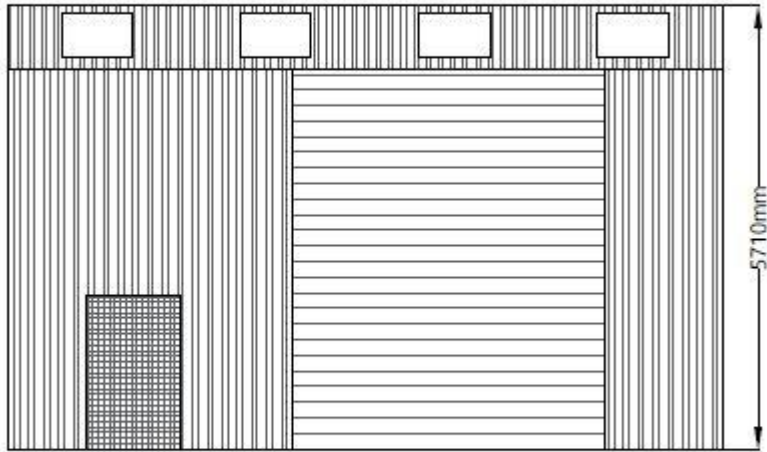
The site is currently operated by a haulage company which holds a license to operate eight lorries from the premises. We understand that there are no hours of use restrictions in relation to this.

Utilities connections include mains water and broadband. Electricity is currently provided by solar panels and a generator. Quotes have been obtained to connect the site to the electricity supply along the main road. We are informed that 3 phase power could be available.

The site could be suitable for a range of commercial uses subject to planning.

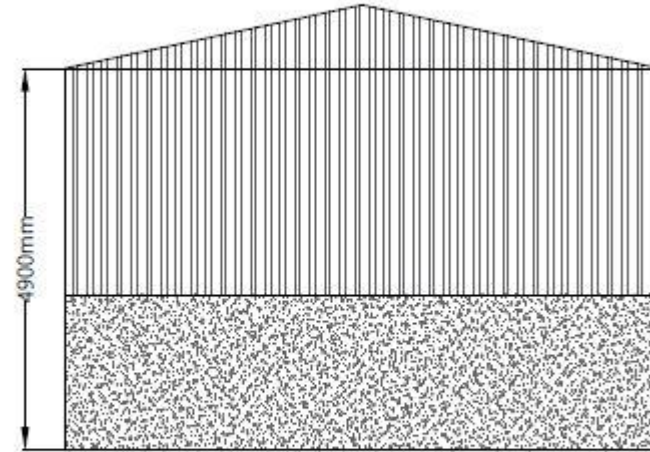


FRONT ELEVATION

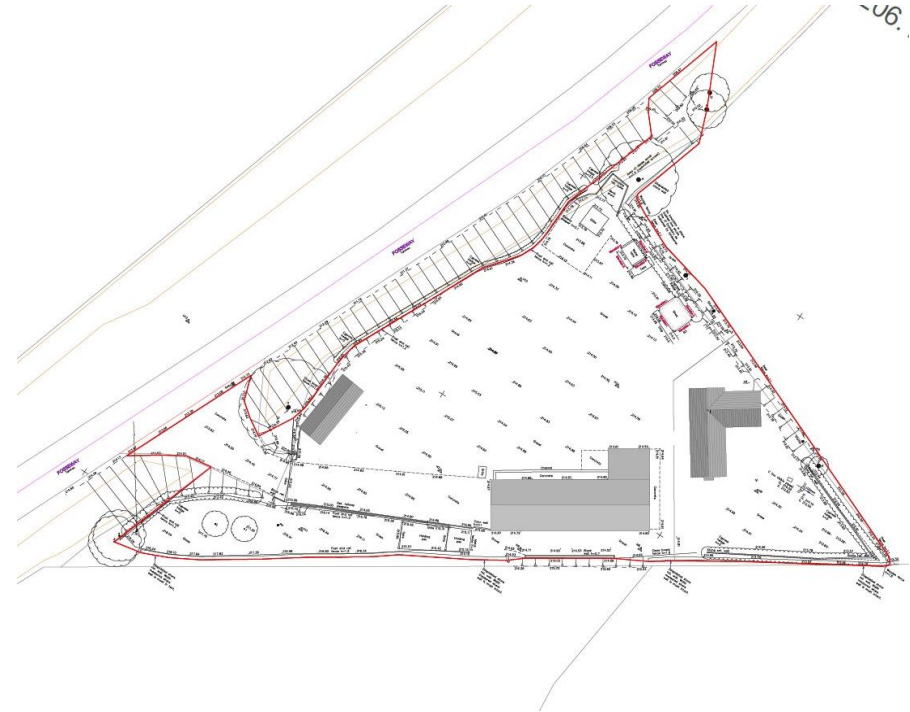


Steel access doors to front - personnel door
and roller shutter door

SIDE ELEVATION



PROPOSED WAREHOUSE ELEVATIONS



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