



High Street, Chipping Campden, GL55 6AG

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

£595,000

- Situated In The Highly Desirable Cotswold Village of Chipping Campden
- Currently F1 Use Class
- EPC Rating: D
- Redevelopment Potential With Planning Application Approved.
- Vacant Possession On Completion
- Rateable Value: £19,500

A charming and characteristic Grade II Listed property situated on the High Street of Chipping Campden.

Location

Chipping Campden is renowned for its stunning High Street, which is lined with historic limestone buildings. This idyllic market town is set within the Cotswolds Area of Outstanding Natural Beauty, offering breathtaking countryside views and a peaceful setting. Residents can enjoy local amenities, including independent shops, restaurants, pubs, and a weekly market. Excellent transport links to nearby towns such as Stratford-upon-Avon and Cheltenham makes Chipping Campden a perfect blend of rural serenity and connectivity.

Description

The property comprises a 3-storey demise located centrally within the High Street of Chipping Campden benefitting from good vehicular and pedestrian exposure and a designated parking space. The property provides the following accommodation:

Ground Floor: 63.9 m² (687 ft²)

First Floor: 52.2 m² (561 ft²)

Second Floor 45.7m² (491 ft²)

Total Area (approx): 161.8 m² (1741 ft²)

Planning

Application Reference: 24/01270/FUL for permission to change existing first & second floor from Art Gallery into Residential including internal alteration. The decision was successfully approved as of November 2024.

Services

It is understood that mains electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Tenure

The property is offered freehold with vacant possession on completion.

Listing

This building is listed Grade II under the Town and Country Planning (Listed building and Conservation Areas) Act 1990.

VAT

It is understood that VAT will not be applied to the final sale price.

Business Rates

Current rateable value (1 April 2023 to present) : £19,500.

Energy Performance Certificate

EPC Rating: D 86

Viewing

To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700.

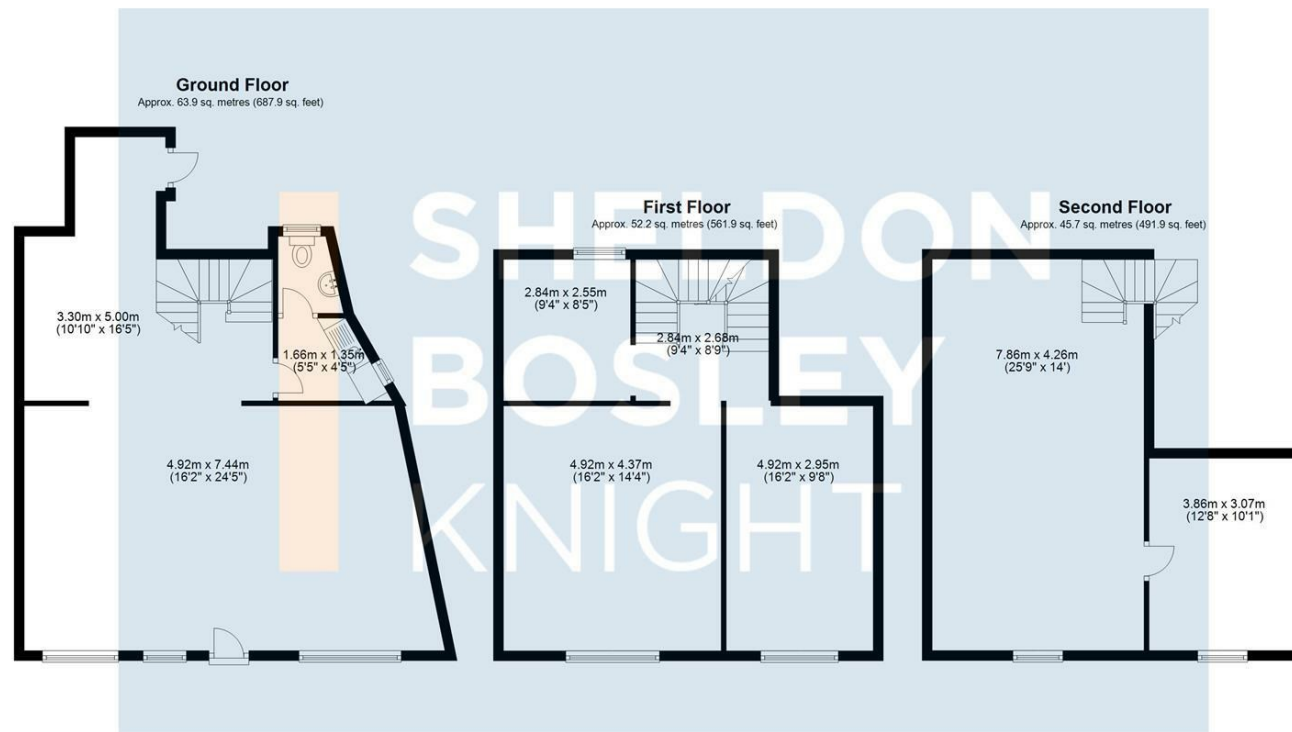
The property is jointly marketed by Taylor & Fletcher.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan



Total area: approx. 161.8 sq. metres (1741.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

For further information please email commercial@sheldonbosleyknight.co.uk