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Taylor & Fletcher



Wyck Hill Court Properties Wyck Hill
Stow-on-the-Wold, Cheltenham, GL54 1HY

Guide Price £2,000,000





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A small development of five properties creating an ideal investment opportunity.

Directions

Leave Stow-on-the-Wold on the A429 Fosse Way heading in a southerly direction towards Bourton-on-the-Water. At the bottom of Stow Hill turn left onto the A424 towards Burford. Continue for approximately 1.5 miles and the properties will be seen on the right hand side set within a small development.

Location

Stow-on-the-Wold (2.5 miles) is an attractive market town with the Parish Church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelrys and a primary school.

Bourton-on-the-Water is 4.5 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There is also a secondary school at Chipping Campden.

Burford is 7.5 miles and also has an excellent range of shops, restaurants and public houses, a parish church and local schools.

There are train stations at Moreton-in-Marsh (6.5 miles) and Kingham (5 miles) with services to London Paddington via Oxford and Reading.

Cheltenham, 19 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals

including the National Hunt and Literature, Music and Cricket festivals.

Description

The development at Wyck Hill comprises 5 refurbished dwellings of varying sizes arranged around a gravelled courtyard providing parking. They are built of reconstituted Cotswold stone under a tiled roof.

The site and dwellings are undergoing refurbishment and will lend themselves to forming an excellent investment portfolio with an ease of management being situated so close together.

Heron Cottage

Gabled entrance canopy. Open plan living accommodation with fitted kitchen together with two bedrooms and a bathroom.

Eagle Cottage

Covered entrance. Open plan living accommodation with fitted kitchen together with two bedrooms and a bathroom.

Owl Cottage

Covered entrance. Open plan living accommodation with fitted kitchen together with utility room and cloakroom. Two bedrooms and a bathroom.

Kestrel Cottage

Kestrel Cottage is a larger property and occupies a position overlooking its garden with the spectacular open view in the distance. The accommodation comprises: Gabled entrance canopy, entrance lobby, sitting/dining room, fully fitted kitchen, 3 bedrooms and bathroom.

Wyck Hill Court

Wyck Hill Court is the principal dwelling and also occupies a position overlooking its garden with the spectacular open view in the distance. The accommodation comprises: Entrance lobby, inner hall with open plan living/ family/dining/kitchen, with a study, snug, utility, boot room and cloakroom. There are 4 bedrooms, two of which have en-suites together with a family bathroom.

Holiday Let Estimated Income

Heron Cottage

2 bed, 1 bath (sleeps 4) – Gross income circa. £35,000 per annum

Eagle Cottage

2 bed, 1 bath (sleeps 4) – Gross income circa. £35,000 per annum

Owl Cottage

2 bed, 1 bath (sleeps 4) – Gross income circa. £35,000 per annum

Kestrel Cottage

3 bed, 1 bath (sleeps 6) – Gross income circa. £45,000 per annum

Wyck Hill Court

4 bed, 3 bath (sleeps 8+2 with sofa bed) Gross income circa 75,000 per annum

Services

Mains electricity and water are connected to the properties. Electric heating. Private drainage.

EPC

All five properties have an EPC rating of C.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Tel: 01285 623000.

Council Tax

Heron Cottage

Band B - Rates payable 2023-2024 £1,670.21

Eagle Cottage

Band B - Rates payable 2023-2024 £1,670.21

Owl Cottage

Band B - Rates payable 2023-2024 £1,670.21

Kestrel Cottage

Band C - Rates payable 2023-2024 £1,908.81

Wyck Hill Court

Band D - Rates payable 2023-2024 £2,147.42

Tenure

Freehold.

Joint Agents

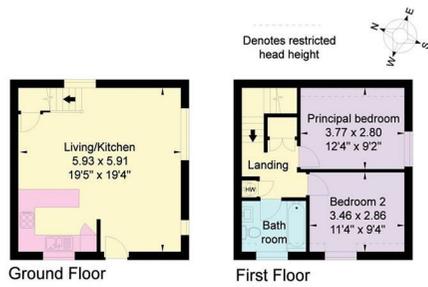
Jackson-Stops - Burford Office

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www.jackson-stops.co.uk



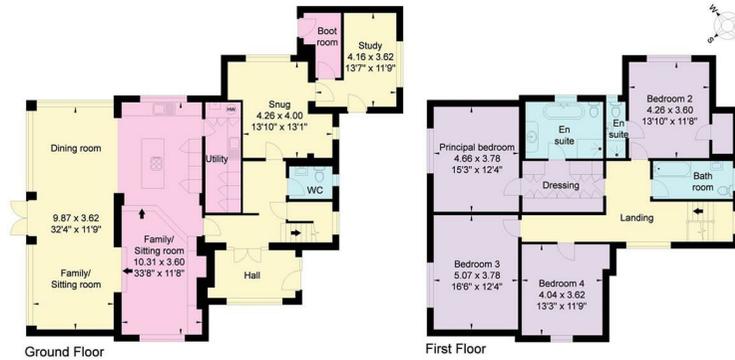


APPROXIMATE GROSS INTERNAL FLOOR AREA:
70 sq m (755 sq ft)

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ma/14504

Heron Cottage
Wyck Hill

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.

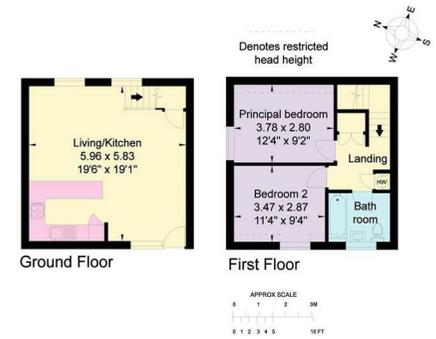


APPROXIMATE GROSS INTERNAL FLOOR AREA:
265 sq m (2,853 sq ft)

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Wyck Hill Court
Wyck Hill

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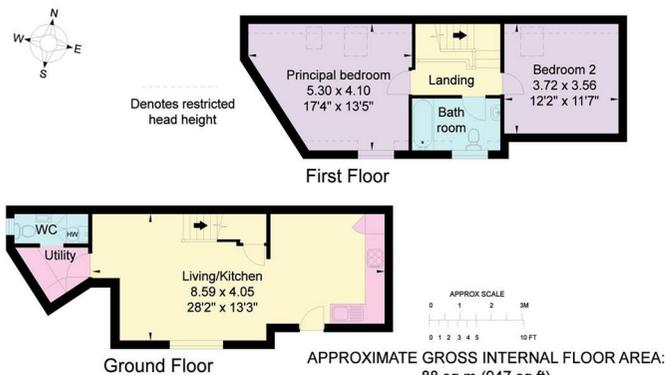


APPROXIMATE GROSS INTERNAL FLOOR AREA:
70 sq m (755 sq ft)

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ma/14504

Eagle Cottage
Wyck Hill

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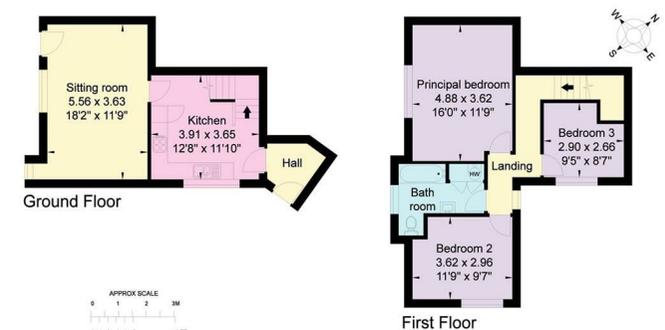


APPROXIMATE GROSS INTERNAL FLOOR AREA:
88 sq m (947 sq ft)

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Owl Cottage
Wyck Hill

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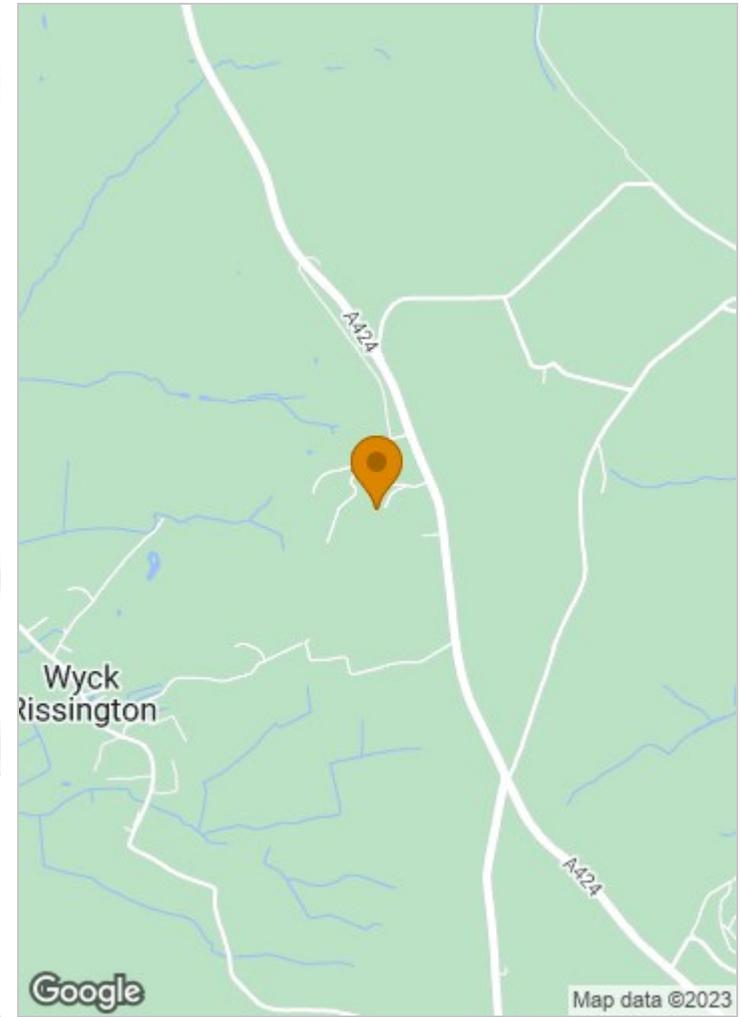


APPROXIMATE GROSS INTERNAL FLOOR AREA:
91 sq m (980 sq ft)

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Kestrel Cottage
Wyck Hill

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Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 100 |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |