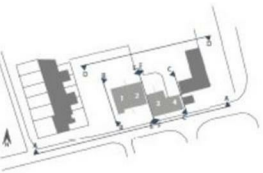


established 200 years

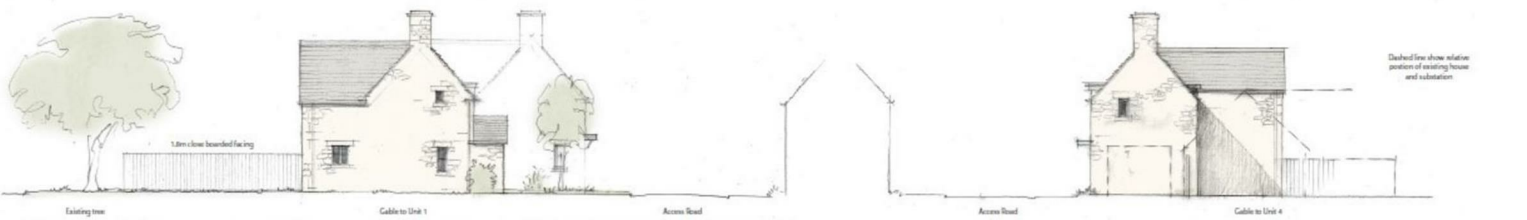
Tayler & Fletcher



Materials
Reconstituted stone walling and roofing
Painted timber doors and windows



South Street Elevation (AA)

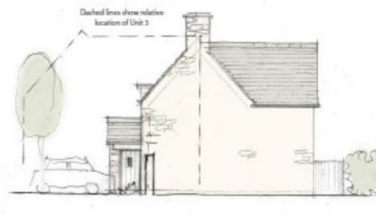


West Elevation (BB)

East Elevation (CC)



North Elevation (DD)



East Elevation to Unit 2 (EE)



West Elevation to Unit 3 (FF)



Proposed Ground Floor Plans (not to scale)



Proposed First Floor Plans (not to scale)



Proposed First Floor Plans (not to scale)

LOT 2 - Site at Sandy Lane Court, Upper Rissington, Cheltenham GL54

Auction Guide Price £350,000

A good level building plot with planning consent for the erection of 4 houses

SOLD by Public Auction on Wednesday 28th February 2024.

Auction Guide Price £350,000 - £375,000

FOR SALE BY PUBLIC AUCTION

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 28th February 2024 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

LOCATION

The Site at Sandy Lane Court is set on the edge of the village of Upper Rissington, a popular residential location with recently built and upgraded facilities known as the Village Square, which includes a Co-op shop, pharmacy, charity shop and gymnasium. Further facilities include a new veterinary practice, village hall and primary school. The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by. There are mainline rail services from Kingham (6 miles) and the regions major centres of Cheltenham, Cirencester and Oxford are within easy travelling distance. The surrounding Cotswolds provide a wealth of rural leisure opportunities.

DESCRIPTION

The building plot at Sandy Lane Court currently comprises a good level rectangular shaped plot fronting on to a Private Lane. The Village Square providing the majority of the amenities for the village is located on the opposite side of the Barrington Road, just a few minutes walk away.

Planning consent Ref: 23/02520/FUL dated 23rd October 2023 has been granted for the erection of 4no. dwellings and associated works at land at Sandy Lane Court, Upper Rissington.

The plans illustrate a proposed development of 2 pairs of semi-detached cottage style properties of reconstituted stone elevations under reconstituted stone slate roofs with gardens to the rear. The proposed accommodation would be arranged over two floors with a sitting room, kitchen/dining and cloakroom on the ground floor and two bedrooms and a bathroom on the first floor. The two larger cottages to also have a utility room and a parking space to the front. There is further parking allocated for the cottages further along the lane.

GENERAL REMARKS & INFORMATION

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

TENURE & POSSESSION

Freehold with Vacant possession upon completion.

SERVICES

We are informed mains services are available in the vicinity. Please note: purchasers are advised to commission appropriate investigations.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

VENDOR'S SOLICITOR

Willans Solicitors, Imperial Square, Cheltenham, Gloucestershire, GL50 1RH (Mr Alasdair Garbutt)
E: alasdair.garbutt@willans.co.uk T: 01242 514000 (office)

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road and climb through Little Rissington to the T-junction and turn right towards The Barringtons and then take the second right just before the mini roundabout, into the private driveway for Sandy Lane Court where the Site will be found after a short distance on your right hand side.

What3Words: galloped.crawled.flopped

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.