



## Residential Development Land

Land at Woodmancote, Cirencester, Gloucestershire

**PLANNING PERMISSION FOR UP TO 3 DWELLINGS**

The consented land extends to about 0.49 acre (0.20 hectare)

**For Sale by Informal Tender**



# Woodmancote, Cirencester

## SITUATION

A rare and unique residential development opportunity in the sought-after Cotswold hamlet of Woodmancote situated between the towns of Cheltenham and Cirencester. The village is in close proximity to a number of facilities including Rendcomb and North Cerney schools, a doctor's surgery, country pubs and Cirencester Golf Club.

Communications are excellent with access to a number of major highways, including the A417/ A419 dual carriageway which connects the M4 and M5 motorways.

## THE PROPERTY

The Property is situated on the outskirts of the village comprising a level grass paddock with residential properties situated either side. The property extends in all to about 0.49 of an acre (0.20 hectare). The northern boundary has views across the Cotswold Hills.



## PLANNING CONSENT

The following planning permissions have been granted by Cotswold District Council:

Outline planning permission on 13th March, 2020 – 19/03380/OUT for the erection of up to three dwellings to include a detached bungalow and a pair of semidetached houses.

Reserved Matter on 10th August, 2021 – 20/04446/REM in pursuance of Conditions 3, 8, 9 13 and 14 in relation to the Outline Consent

Further details are available from the selling Agent.

## COMMUNITY INFRASTRUCTURE LEVY

The buyer will be responsible for the Community Infrastructure Levy (CIL) charge. Based on the current planning permission the chargeable floor area for the approved development would be £32,517.74. Buyers are responsible for carrying out their own calculation of the CIL charge.

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Tuesday 28th September, 2021**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled "For the attention of Mr. A.J. Wright – Land at Woodmancote". Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk).

## SERVICES

Mains water and electric are understood to be located within the adjacent road. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are readily available.

## RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.



## TENURE AND POSSESSION

The property is freehold with vacant possession.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel: 01285 623000.

## SELLER'S SOLICITOR

Sewell Mullings Logie, 7 Dollar Street, Cirencester, Gloucestershire Tel: 01285 650000. FAO. Ms. Sophie Aldis

## VIEWING

By appointment through the Selling Agent (01666 318 992).







## LAND & DEVELOPMENT

Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES

[anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk)

[www.ajwlanddevelopment.co.uk](http://www.ajwlanddevelopment.co.uk)

01666 318 992

07552 044 742

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