



{ Apperley, Gloucester, GL19

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Apperley, Gloucester, GL19

£500,000

Tenure: Freehold

-  **4 bedroom**
-  **2 bathrooms**
-  **3 receptions**

Features

Planning Permission Granted,
Approximately 0.20 Acres, Lovely Views,
Private Drive

Council Tax

Council Tax Band Not Yet Available

Hamptons

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Cheltenham
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{ A fantastic building plot on a private drive with superb views

The Property

Located off an attractive tree lined private drive is this impressive planning permission for a four bedroom detached house that offers approximately 2300 square feet of accommodation, a detached double garage, parking, garden, outstanding views and situated on a generous plot extending to around 0.20 acres within a highly regarded and sought-after village 8 miles to the west of Cheltenham.

Our client informs us that mains water and electricity are available but are subject to the purchaser confirming connections with the relevant providers.
The buyer will be required to provide their own private drainage such as a sewage treatment plant in accordance with Building Regulations.

All interested parties are advised to visit Tewkesbury Borough Council website with the planning reference 21/00054/OUT & 22/01009/APP in order to obtain full details and conditions attached this planning permission.

Court Drive is a private drive solely owned by Apperley Court. The plot benefits from right of access both vehicular and pedestrian over Court Drive. There are no shared costs toward the upkeep of the drive.

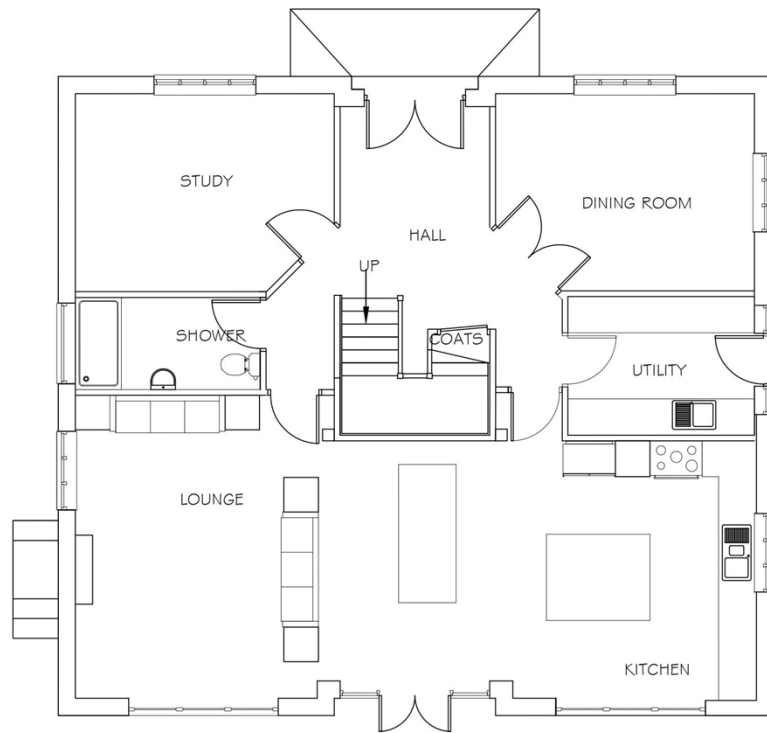
Community Infrastructure Levy (CIL)

We would request that all interested parties make their own investigations regarding this levy. All details to include current charges, policies and exemptions are located on the Tewkesbury Borough Council website.

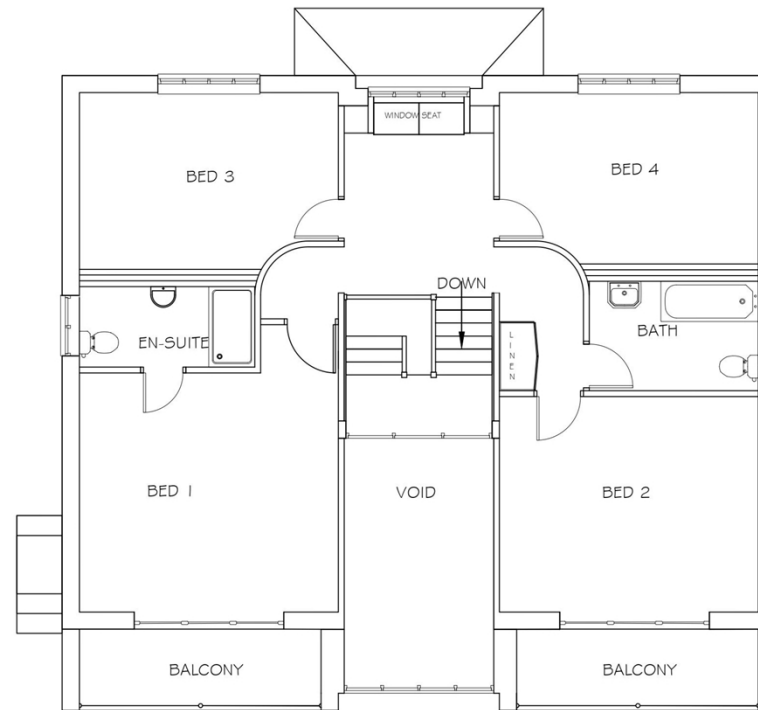
Location

Apperley is an active and well-regarded village located just 8 miles to the north-west of Cheltenham. The village benefits from having two public houses, a school (and bus services to Tewkesbury High schools), tennis court with small membership fee, village hall as well as a children's football team and long established cricket club. Cheltenham offers a comprehensive range of amenities with an excellent selection of schools, hospital and shopping. Access onto the motorway network via Junctions 9 and 10 of the M5. Mainline trains to London and other major centres from Cheltenham Spa and Gloucester.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

