

Land at Tetbury Hill

Avening, Tetbury, Gloucestershire, GL8 8LT



Two outstanding building plots • Detailed planning consent for 2 x 6 bedroom (2500 sq.ft.) detached properties with garages • Situated within the Golden Triangle of Tetbury, Minchinhampton and Nailsworth • For sale by private treaty

Guide Price **£500,000**

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The Site

Situated just shy of the top of Tetbury Hill, the land demands spectacular views over Avening Village and open countryside.

The site is accessed down a shared drive off the main road and is set behind and alongside boundary trees. The development has a planning application from Cotswold District Council, planning reference: 20/02653/REM for the construction of two 6-bedroom dwellings with access and double garages. The planning was permitted on 19th November 2020 and must commence no later than 2 years from the date of this decision notice.

The accommodation can be summarised as follows:

Ground Floor

Kitchen/Dining Room

Study/Family Room

Boot Room

Downstairs cloak room

Drawing Room

First Floor

Master bedroom with ensuite and access to first floor terrace

Bedroom 2 - access to first floor terrace

Bedroom 3

Bedroom 4

Family bathroom

Second Floor

Bedroom 5

Bedroom 6

Shower Room

Outside

Double Garage together with gardens with panoramic views

Directions

From our Tetbury office in Church Street, take the first exit at the roundabout into Long Street. Follow the road to the bottom and take the second turning on the left - this is actually straight on - into Hampton Street. Continue along this road until you come into the village of Avening. The properties can be found on the left hand side as you come into Avening.

Viewings

Please contact our Land team on 01285 646770 to book an appointment.

Location

The village of Avening is located almost equidistant between Nailsworth and Tetbury and provides local facilities which include two public houses, one of which is over 400 years old and has an in house Indian takeaway, a primary school with an outstanding reputation, and a historic Saxon Church. Located on the northern edge of Avening is the well-known Minchinhampton Golf Club, boasting two 18 hole courses.

Avening is very much in the "Royal Triangle" with Gatcombe Park, the home of The Princess Royal being immediately to the north





of the village and Highgrove House, the country home of King Charles III, a few miles away near Tetbury. The nearest towns are Nailsworth and Tetbury, both of which are about 4 miles away and have a reasonable range of local facilities including shops, public houses and primary schools with a secondary school at Tetbury.

Services & Tenure

We understand the tenure is freehold.

Electric & water supply to site is already planned & paid for with Severn Trent & Western Power Distribution.

Local Authority

Cotswold District Council
www.cotswold.gov.uk
 Tel. 01285 623000

Town & Country Planning

Cotswold District Council have granted planning consent under planning reference: 20/02653/REM for the construction of two 6-bedroom dwellings with access and double garages.

Method of Sale

The site is for sale by private treaty with a guide price of £500,000.

Information Pack

Is available from our Land Department on 01285 646770 or email us at landanddevelopment@perrybishop.co.uk

We'd love to hear from you

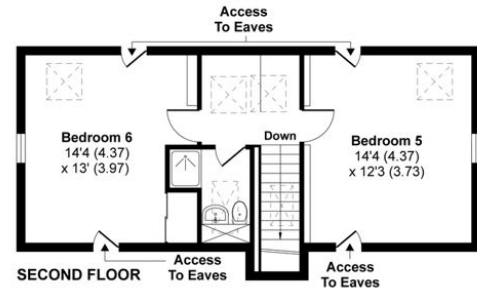
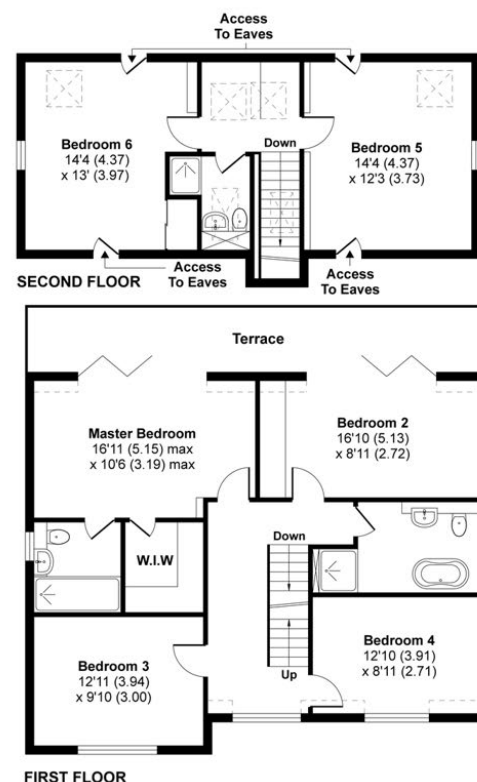
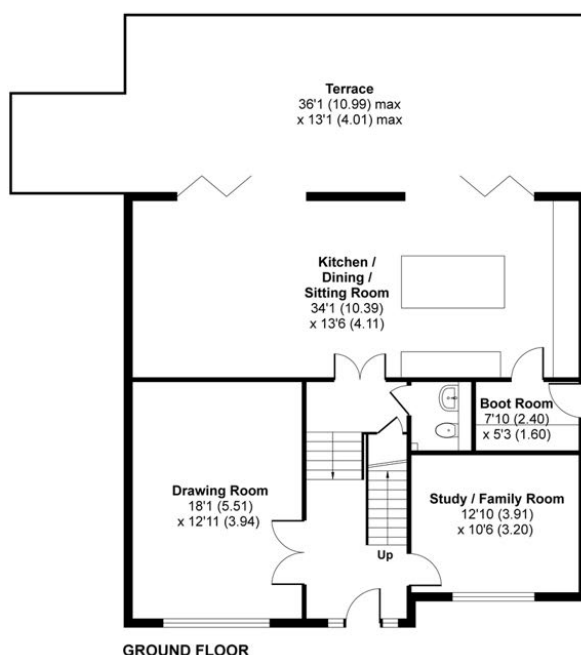
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
 T: 01285 646770
 E: landandnewhomes@perrybishop.co.uk

Tetbury Hill, Avening , GL8

Approximate Area = 2432 sq ft / 225.9 sq m

For identification only - Not to scale

Denotes restricted
head height





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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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