

CONSENTED DEVELOPMENT OPPORTUNITY subject to contract



A rare development opportunity with the benefit of detailed consent for 11 units in Avening.

The approval includes the conversion of several existing buildings and construction of 6 new units.

All set in its own grounds of circa 7.3 acres (2.95 HA) and situated approximately 4 Miles from the market towns of Tetbury and Nailsworth, The Old Quarries represents an exceptional opportunity to create a very special development.

PROPERTY DESCRIPTION

The Old Quarries itself is a Grade II listed building set in the Avening Valley, on the outskirts of the exclusive village of Avening.

The settlement is set in the South Cotswolds in Gloucestershire and within the administrative boundary of Cotswold District Council.

The property, which backs on to Princess Anne's Gatcombe Estate, was originally constructed in the 19th Century and later owned by Viscount Lee of Fareham who extended it, constructing a gallery to house his collection of artwork in 1938. Subsequently, it was also used to house and store some of the artworks from the National Gallery for protection of the collection during World War II.

The Old Quarries was more recently in institutional use as a care home for children with learning disabilities and requires total refurbishment.

Situated in this popular and exclusive village, The Old Quarries is located to the north west of the settlement. There are two access points with the main one being located at the junction of Rectory Lane / Steps Lane. An additional access is located on the Avening Road. This is currently disused, but its re-opening is approved as part of the planning consent.

Kemble Station is within 10 miles whilst the M4 is approximately 15 miles away and the M5 circa 11 miles away.

The Old Quarries benefits from two planning consents. The first is the extant and implemented full and listed building consent, numbers 19/01692/FUL and 19/01693/LBC respectively.

Change of use of existing buildings from residential institution (C2 use) to residential (C3 use) to form a total of 11 no. dwellings, through demolition of modern extensions, internal alterations and extensions, demolition of modern institutional buildings and replacement with new dwellings, associated garaging, landscaping, construction of new wall in alignment of historic walled garden and associated works.

OLD QUARRIES AVENING - Subject to Contract

DISPOSAL

The vendors are seeking to dispose of the land via Informal Tender with **bids due at Midday on Thursday 18th January**. A bid proforma is within the dataroom.

Each proposal will be considered on its merits and our client's strong preference is for an unconditional disposal. VAT will not be charged on the sale.

DATAROOM WEBSITE

A dataroom has been set up and is available by clicking this [link](#). You will need to complete the Request Account information in order to gain access.

Within the dataroom you will find all you need to make an unconditional bid, to include indicative unit pricing. We have also included a Bid Proforma to be submitted when making your proposal.

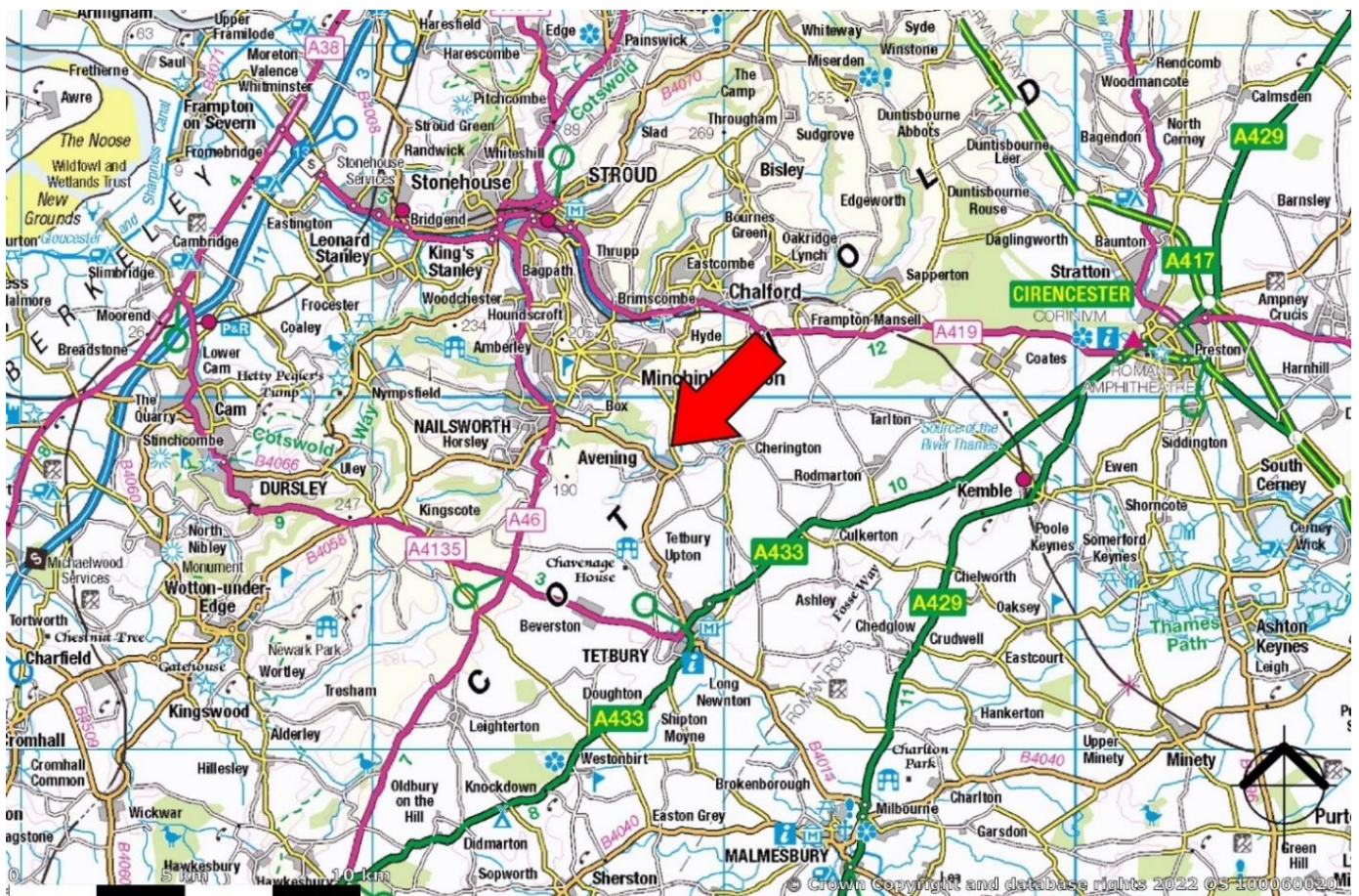
VIEWING

Owing to security on site, we will be holding viewing days. Please contact us for more detail.

MORE INFORMATION

For more information please contact **Steve Morris**, Partner

Steve.morris@carertjonas.co.uk or 07554 459556



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