



AJW
LAND & DEVELOPMENT

SINGLE BUILDING PLOT

SUNDOWN, LONG NEWNTON, TETBURY, GLOUCESTERSHIRE GL8 8RH

For Sale by Private Treaty

GUIDE PRICE

Plot 1 - £325,000

SITUATION

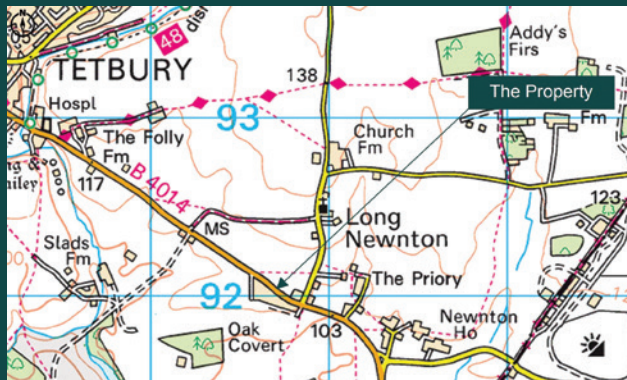
Long Newton is a small village in the Cotswolds Area of Outstanding Natural Beauty close to the Gloucestershire and Wiltshire border. It is just 1.5 miles east of the historic market town of Tetbury, known for its fine architecture and antique shops, with a wide range of everyday amenities including two supermarkets. Nearby Malmesbury has similar amenities including a Waitrose. The larger centres of Cirencester, Bath and Bristol are easily accessible, providing a more extensive range of shopping and recreational facilities.

THE PROPERTY

An attractive village building plot with extensive panoramic rear views over open countryside. Plot 1 comprises a planning consent for a 4 bedroom detached house with its own access from the highway and a double garage. The gross internal area of the plot excluding the garages is 141.5m² (1,523.09 sq.ft.)

PLANNING CONSENT

Detailed planning permission was granted by Cotswold District Council on 12th April, 2024 (ref: 24/00416/FUL) for the demolition of an existing dwelling and erection of 2no. dwellings with associated works. There are Conditions in the Planning Consent applicable to both plots which will be subject to agreement between the owners of the plots.



INVITATION TO BID

Plot 1 is available for sale.

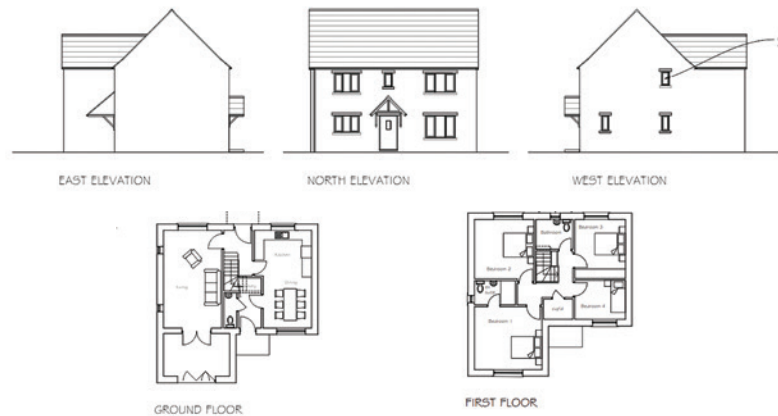
Plot 2 will be acquired by a family member for occupation. An invitation will be made to the purchaser of Plot 1, assuming the purchaser is a builder or the builder commissioned by the purchaser of Plot 1, to construct the dwelling on Plot 2. A full specification and plans of the "Plot 2 dwelling" will be available. The purchaser will be responsible for demolition of the existing dwelling with the cost shared with the owner of Plot 2.

COMMUNITY INFRASTRUCTURE LEVY

A CIL Liability Notice has been served notifying that the planning consent for the 2 dwellings will be liable to pay £15,970.37 excluding indexation. Subject to agreement with the buyer of Plot 2, there is the ability to amend the current permission to a phased permission to potentially become eligible for exemption of CIL through custom build. Buyers are to take independent advice on this.

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.



VIEWING

Strictly by prior appointment through the Selling Agents (01666 318 992).

METHOD OF SALE

For Sale by Private Treaty.

TENURE

The property is freehold with vacant possession on completion.

SERVICES

The existing property due to be demolished is currently connected to mains water, electricity, gas and foul drainage. Prospective purchasers are required to seek confirmation from the various utility companies that mains services are available for both plots.

LOCAL AUTHORITY

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