



The Old Town Workshop

ST GEORGE'S CLOSE, MORETON IN MARSH, GLOUCESTERSHIRE



The Old Town Workshop

A conveniently situated light industrial/workshop premises extending to about 2,085 sq ft

Stow on the Wold 5 miles, Chipping Campden 8 miles, Chipping Norton 8 miles, Stratford upon Avon 17 miles, Cheltenham 23 miles, Oxford 29 miles (all distances and times are approximate)

KEY ATTRIBUTES

- Comprising a single storey building including former workshops with office, WC facilities and kitchenette
- In all extending to approximately 2,083 sq ft
- Includes parking to the side
- Vacant possession upon completion
- VAT is not applicable



Moreton in Marsh – from 90 minutes to London Paddington



M5 (Junctions 10, 11 and 11A); M40 (Junctions 8 and 9 via A40)



Birmingham and Bristol International Airports



SITUATION

The Old Town Workshop is situated very close to the centre of Moreton in Marsh a thriving Cotswold market town situated on the Fosse Way (A429). Local shops and amenities can be found in Moreton in Marsh including doctor's surgery, library, churches, bank, a variety of specialist shops, supermarkets, antique emporiums, tea rooms, delicatessen's, inns and restaurants. Chipping Norton and Stow on the Wold also provide additional local facilities. Further afield Banbury, Oxford and Cheltenham provide a more extensive selection of shops and services. The market on the High Street is held every Tuesday and is the largest street market in The Cotswolds. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks via an abundance of bridleways and footpaths. The broad High Street is lined with elegant 17th and 18th Century Cotswold stone buildings. In the centre is the Redesdale Hall dating from 1887 which is the town's main public hall and regularly holds antiques and craft fairs. There is a wealth of sporting and recreational facilities in the area and many excellent gastro pubs. The property is well situated for commuting via the Fosse Way and regular train services direct to London Paddington. As well as the railway station, Moreton in Marsh is well connected to Cheltenham and other towns and villages in the Cotswolds via bus services.

DESCRIPTION

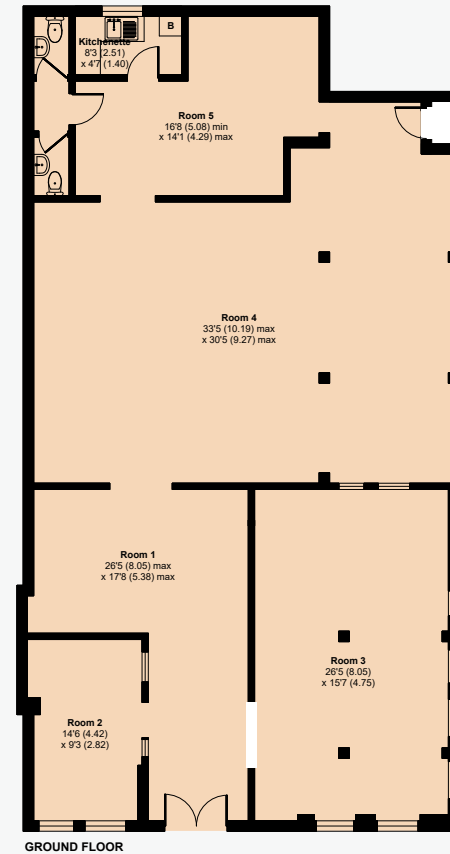
Old Town Workshop lies within a residential area of Moreton in Marsh away from the main High Street and town centre.

The property is constructed of sectional pre-fabricated concrete panels under a corrugated pitched roof. The property comprises the front half (roadside) of two adjoining premises of which the front half has had a more recent extension. The property briefly comprises three/four large rooms with concrete screeded floor and mainly plastered walls, a separate partitioned office area, kitchenette and WC facilities. There is gas central heating. Previously used as light industrial workshops with (woodworking and furniture restoration). An area to the side of the property beyond the secure gate's forms part of the property and is used for parking, turning and loading laid to hard gravel.

THE OLD TOWN WORKSHOP

St George's Close, Moreton in Marsh, Gloucestershire

Approximate Gross Internal Area
Total = 2,083 sq ft / 193.5 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1166059



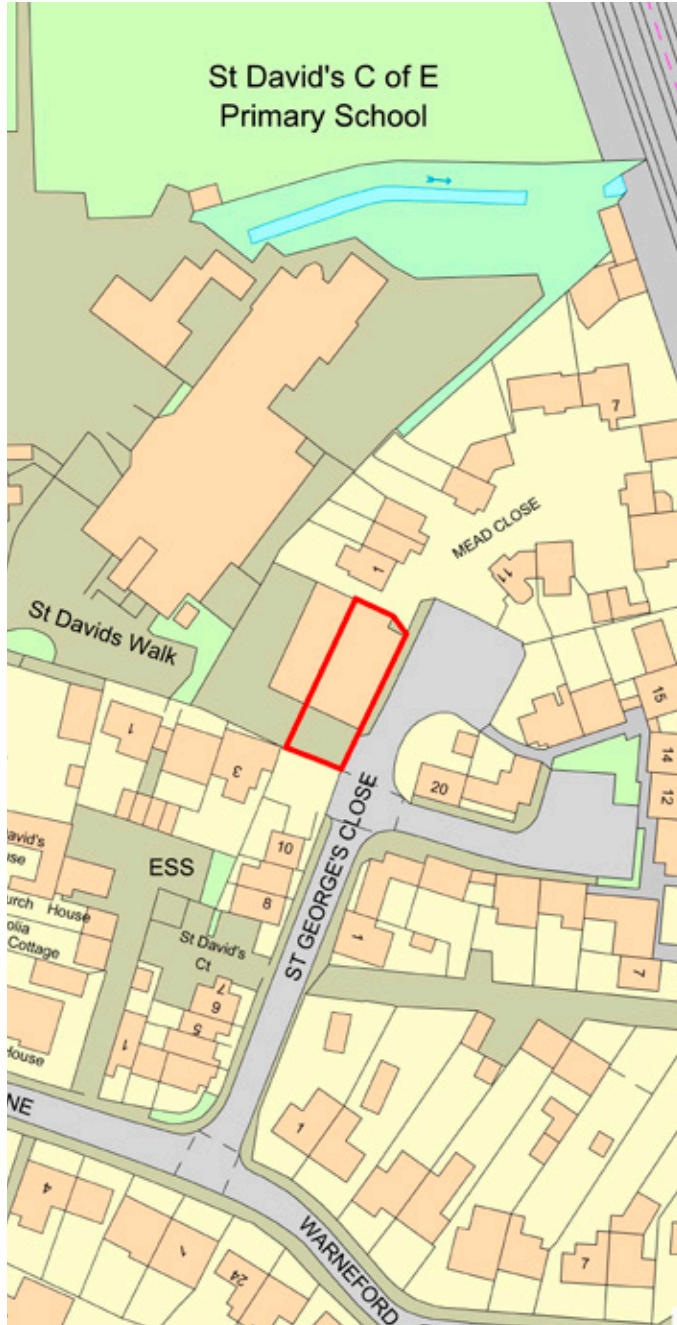
IMPORTANT NOTICE

Pritchard & Company, their clients and any joint agents give notice that: They are not authorised by their clients to make any warranties or representations relating to any property described or as to the condition or planning status or dimensions of any property described or indeed as to planning law as it might affect any property described and the descriptions provided, whether by text, photographs, floor plans or in any other way relating to any property are intended to provide no more than a general impression of the property, every detail of which it is your responsibility to establish to your own satisfaction whether by your own inspection or by the instruction of appropriately qualified experts to inspect, carry out searches or other researches on your behalf. These particulars nor any part of them form part of any offer or proposed contract relating to any property described and no warranty is given by Pritchard & Company Estate Agents Limited or their clients to the accuracy of any detail which may be included. Details prepared September 2024 and photography taken August 2025



LOCATION PLAN

Not to scale. For identification purposes only.



GENERAL INFORMATION

Local Authority

Cotswold District Council. Telephone: 01285 623000.

Solicitors

Robert Jackson, Bower Bailey Solicitors, Monument House, 31-34 South Bar Street, Banbury, Oxfordshire OX16 9AE.

Telephone: 01993 705095.

Commercial EPC

Rating: Awaited. A full copy of the reports is available from the selling agents.

Wayleaves, Easements and Rights of Way

The properties are sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

VAT

We are advised that there is no VAT payable.

Services

Mains electricity, gas, water and drainage are connected. Telephone line subject to BT transfer regulations.

(3 phase electrical supply is available). Prospective purchasers are advised to make their own enquiries to the relevant providers.

Tenure

Freehold.

Historic Planning

A previous outline application that was approved 06/02355/OUT has now lapsed for demolition and redevelopment of the entire site to include four dwellings.

Rating

We are advised that the property has a ratable value of £9,500. Currently The Old Town Workshop qualifies for Small Business Rate Relief.

Directions GL56 0LP / what3words quite.breeding.shoulders

On entering Moreton in Marsh from the north via the Fosse Way (A429) proceed straight over two mini roundabouts and turn off left just after The Manor House Hotel into Church Street. Continue and take the second left turning into St George's Close where The Old Town Workshop can be found on the left hand side identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Pritchard & Company

Alscot Arms
Alscot Estate
Atherstone Hill
Atherstone on Stour
Stratford upon Avon Warwickshire
CV37 8NF

Telephone: 01608 801030

Email: enquiries@pritchardandcompany.co.uk

Website: www.pritchardandcompany.co.uk