



**The YHA  
The Square, Stow-on-the-Wold**

**For auction Guide Price £950,000 to  
£1,000,000**

An important Grade II Listed Georgian building with planning permission to create an elegant Town House with annexe and detached cottage in the heart of the town.

Moreton-in-Marsh 4.5 miles, Kingham 5.5 miles,  
Cirencester 19 miles, Oxford 30 miles

## The YHA The Square Stow-on-the-Wold Gloucestershire GL54 1AF

**AN IMPORTANT GRADE II LISTED  
GEORGIAN BUILDING WITH PLANNING  
PERMISSION TO CREATE AN ELEGANT  
TOWN HOUSE WITH ANNEXE AND  
DETACHED COTTAGE IN THE HEART OF  
THE TOWN.**

- Town Centre Position
- Grade II Listed Georgian Building with planning permission for:
- Six bedroom main house and two bedroom annexe.
- Three bedroom detached cottage.
- Private parking
- Gardens

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01451 830383**

### Directions

From the Stow-on-the-Wold office of Tayler and Fletcher cross The Square to the right of St Edwards Hall and The Youth Hostel will be seen on the right hand side in between The Old Stocks Hotel and The White Hart Hotel.

### Location

The Youth Hostel is an elegant Georgian property built as part of a substantial and elegant terrace of period buildings and situated in the heart of The Square (East side). Stow-on-the-Wold is situated in an elevated position and came to prominence during the 17th and 18th Centuries primarily due to the wool trade. It has a good variety of hotels, guest and public houses. Many of the shops are boutique style and are sufficient for everyday requirements and include a Post Office, convenience store and supermarket. There is also a Primary school in the town. There are a fuller range of facilities in Bourton-on-the-Water, 4 miles to the south and which includes a secondary school with affiliated public leisure centre with swimming pool. Moreton-in-Marsh is situated 4 miles to the north and has a new hospital and mainline train station with regular services to London Paddington via Oxford and Reading. Daylesford Organic is also nearby as is Kingham with its village green, public houses and mainline station.

The principal commercial and cultural centres of Cheltenham, Stratford-upon-Avon and Oxford are located within a 30 mile radius.



### Planning

The Cotswold District Council have granted planning permission for the the change of use and conversion of the youth hostel into two dwellings with ancillary accommodation at The Youth Hostel, Stow-on-the-Wold.

Dated 22nd May 2015.

Application Reference: 15/00741/FUL

A copy of the planning decision and the plans may be viewed on [www.cotswold.gov.uk](http://www.cotswold.gov.uk) by using their online search facility and including the Application Reference number 15/00741/FUL

## Local Authority

Cotswold District Council, Cirencester.  
Tel: 01285 623000



## Council Tax / Business Rates

The Youth Hostel currently has a rateable value of £10,500.

Rates payable for 2015/16 £5,061.

'Youth Hostel Flat' (managers accommodation)  
Band A.

Amount payable for 2015/16 £1,027.62.

**Please note:** If the planning permission is implemented then the two dwellings are likely to be re assessed for Council Tax purposes.

## Services

Mains electricity, water, gas and drainage are connected to both the Youth Hostel and separate detached cottage. **Please Note** that we have not tested any equipment, appliances or services. Prospective purchasers are advised to commission their own investigations prior to formulating any offer to purchase.

## Place of Sale

The Auction will take place at Hyde Barn, Hyde House, Fosseyway (GL54 1JX) a mile to the south of Stow-on-the-Wold on Wednesday 23rd September at 6pm unless sold previously.

## Vendors Solicitors

Simon Brister, Solicitor, The Youth Hostel Association (England and Wales).  
Email: [simonbrister@yha.org.uk](mailto:simonbrister@yha.org.uk)  
Tel: 01629 592579

## Prospective Purchasers

Parties interested in purchasing The Youth Hostel are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

## Reserve Price

The Youth Hostel will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

## Money Laundering

The successful purchaser may be required to provide proof of identity to satisfy the Money Laundering Regulations.

## Completion

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay a ten percent deposit by cheque or bankers draft (not cash). Completion will be Friday 30th October 2015 (not 28 days after the fall of the hammer), when the balance of the purchase monies are due.

## Special Conditions of Sale

These will be available for inspection at the Vendor's Solicitors office and the Stow-on-the-Wold office of the Auctioneers, during normal office hours for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

## Description

The Stow Youth Hostel is an attractive terraced Georgian building Listed Grade II built in the late 18th early 19th Century. It is constructed of ashlar with a natural Cotswold stone slate roof with quoin pillars and parapet band. It has two storeys with an Attic with three gabled dormer windows set in the roof line. It has a pleasing front facade with eight panel door, small stone hoods on brackets and sash windows set in stone surrounds. It has been extended to the rear in a more contemporary style and has a mixture of part tiled and part flat roof, together with an external fire escape. Situated within the curtilage is a detached building used as Managers accommodation. The Stow Youth Hostel was acquired and became the Stow YHA in 1941. Planning permission and change of use has been granted for The YHA to be converted to become a substantial town house including cottage to be used as ancillary accommodation. The managers accommodation has been given permission to be occupied as a separate detached dwelling and lends itself to becoming a fine dwelling in its own right.

There is a good sized garden and parking approached from Well Lane.



**The proposed accommodation comprises:**

## Main House

### Ground Floor

Entrance Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Utility & Cloakroom.

### First Floor

Four Bedrooms, Family Bathroom, Shower Room & Cloakroom.

### Second Floor

Master Bedroom Suite with Dressing Room & ensuite Bathroom, Bedroom with ensuite Shower Room.

### Outside

Rear Garden, 3 Car Ports, Bin Store & Garden Store.



## Outside

The Youth Hostel fronts The Square. It has a generous garden and can be approached from the rear parking area or from the hall of the hostel. The property has a full width carriage right of way through the entrance arch of the White Hart Hotel and along White Hart Lane to Well Lane (Part of this is currently only 1 metre wide due to the position of the garden fence of the White Hart but under the licence granted to the Brewery this fence can be removed on 12 months prior notice). Vehicle access to the rear car park is 'a long user' right along the unmade lane from Parsons Corner. The proposed plans include the separation into two private gardens for the main house and ancillary annexe. The detached cottage will also have an enclosed courtyard garden.

## Main House Annexe (ancillary accommodation)

### Ground Floor

Staircase Hall, Sitting Room, Cloakroom, Kitchen & Dining Area.

### First Floor

Bedroom 1 & Bathroom.

### Second Floor

Bedroom 2.

### Outside

Courtyard Garden & Parking Space.

## Detached Cottage

### Ground Floor

Entrance Hall, Study, 3 Bedrooms (1 ensuite Shower Room) & Family Bathroom.

### First Floor

Open plan Kitchen, Sitting & Dining Area.

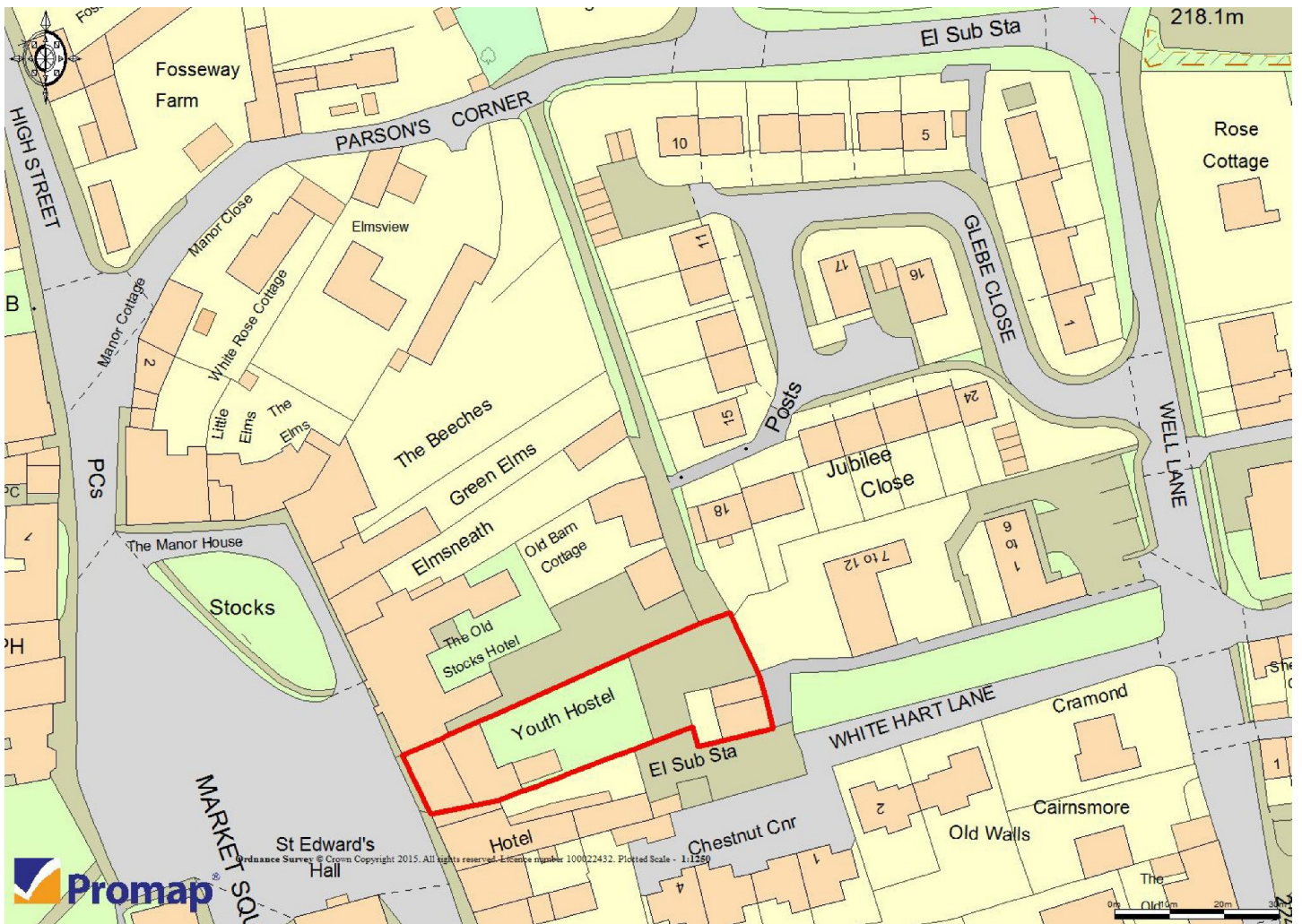
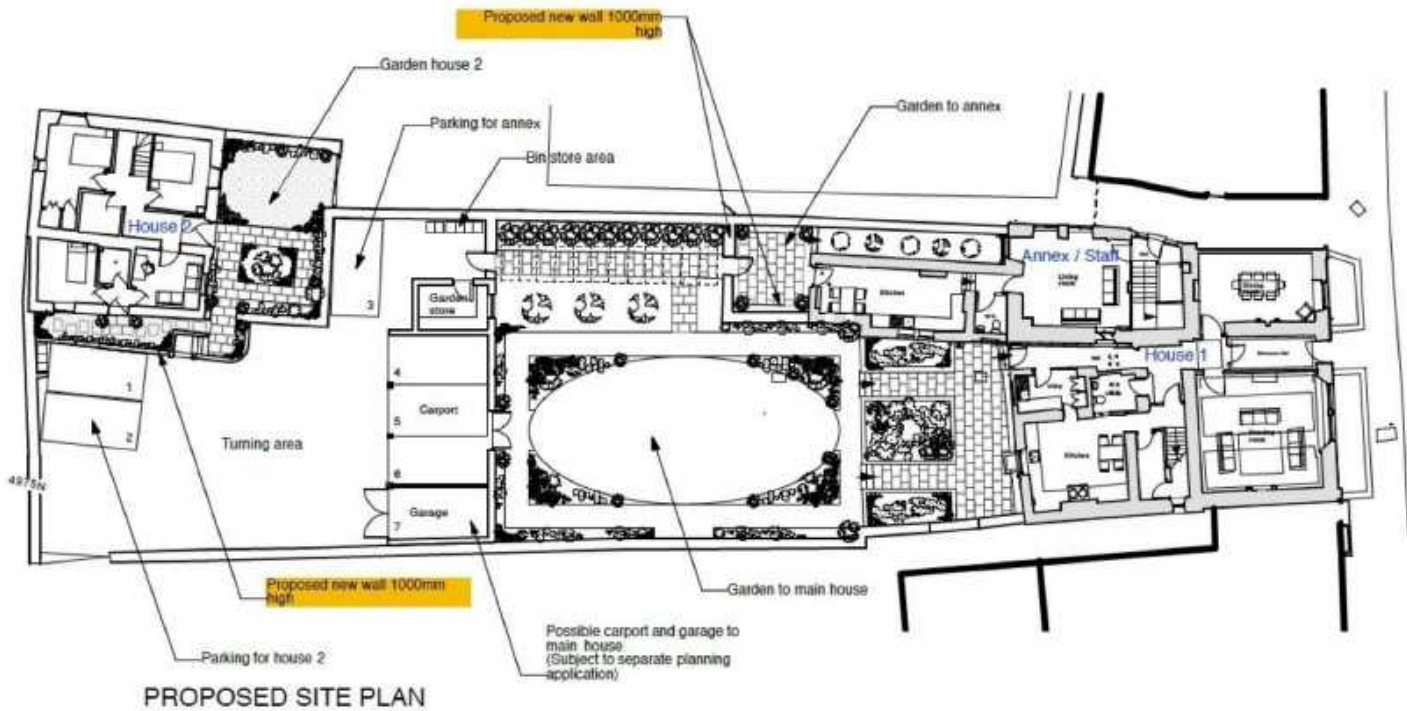
### Outside

Courtyard Garden, 2 Parking Spaces and Bin Store.



## Floor Plans

Floor plans can either be viewed on the Planning Portal of the Cotswold District Council Website or alternatively we will be pleased to send a pdf document. Please apply to [stow@taylorandfletcher.co.uk](mailto:stow@taylorandfletcher.co.uk).





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