



**Old White Horse Inn, Cirencester Road, Frampton Mansell, Stroud,
Gloucestershire, GL6 8HZ**

Excellent Development Opportunity
Period Property - Former Inn
Planning to create 2 new dwellings
Parking & Gardens
Lovely rural views
Easy access to Cirencester & Stroud



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Hoyland House, Gyde Road, Painswick, GL6 6RD

James Pyle Holdings Ltd trading as James Pyle & Co. Reg in England & Wales No: 10927906



In the region of £400,000

‘An excellent opportunity to acquire a prominent former inn with planning permission to convert into two residential dwellings’

The Property

An excellent opportunity to acquire a former inn with planning permission to convert into two new residential dwellings. The property is situated on the rural edge of the village of Frampton Mansell with lovely views across the valley and is conveniently located equidistance between Cirencester and Stroud.

Unit 1: Conversion of front part of building with character accommodation and views. Arranged principally over three floors extending to approximately 768 sq.ft of residential accommodation. Externally, gardens lie to the west. Two private parking spaces.

Unit 2: Conversion of rear part of this former inn with accommodation arranged over two floors extending to c.804 sq.ft to include three bedrooms. Garden to west plus two private parking spaces.

Details of the planning permission can be

found under planning reference 15/03597/FUL on the Cotswold District Council's planning portal.

Situation

Frampton Mansell sits on the southern slopes of the Golden Valley, approximately half way between Cirencester and Stroud. The village itself features the popular Crown public house and a the pretty Church of Saint Luke, as well as 'Jolly Nice', a local produce farm shop, butcher and café. The nearby village of Minchinhampton is surrounded by over 600 acres of National Trust common land and also home to the well-known Minchinhampton Golf Club boasting an 18 hole course.

Nearby market towns Nailsworth, Stroud and Cirencester provide a wider selection of facilities including some excellent schools and Stroud has a mainline railway station to London Paddington and Cheltenham. The local prep school Beaudesert Park is on Minchinhampton

Common, with Wycliffe College and Westonbirt School both within practical travelling distances. The M5 is conveniently located within 25 minutes drive, whilst road networks link to Bristol, Bath and the M4, Swindon and London.

Planning Permission

Planning permission was granted by Cotswold District Council on 18/10/16 for the conversion of the former inn to 2 residential dwellings and erection of 2 residential dwellings within the former inn car park. (Our client is offering for sale the opportunity to develop the former inn to 2 residential dwellings only).

Details of the planning permission can be found under planning reference 15/03597/FUL on the Cotswold District Council's planning portal.

Viewings

Strictly by appointment only via the

vendors agents - James Pyle & Co 01452 812054 or email: Painswick@jamespyle.co.uk

Buyers

Please be aware there is a 1.25% introduction fee to paid upon completion of the purchase.

Directions

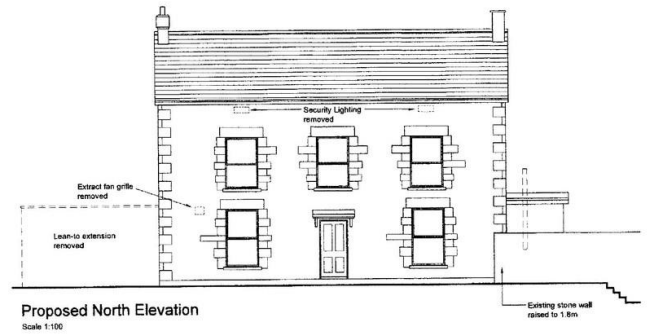
The property is located next door to Jolly Nice on the A419 towards Cirencester. Sat nav postcode GL6 8HZ

Local Authority

Cotswold District Council

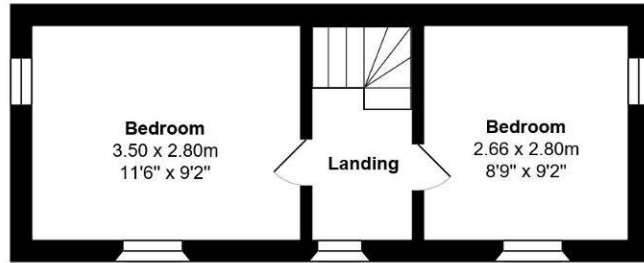
Joint Agents

Beaufort Bond Ltd , Clevedon Lane, Clapton in Gordano, North Somerset, BS20 7RJ. Tel: 01275 406 007

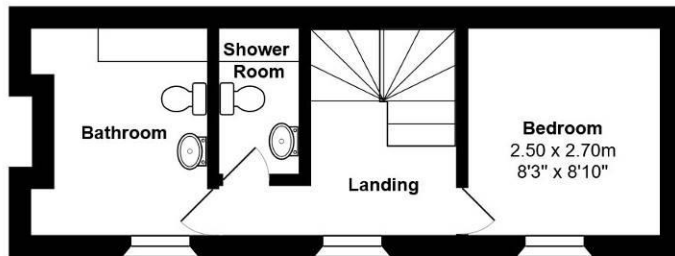


All plans are for identification purposes only.

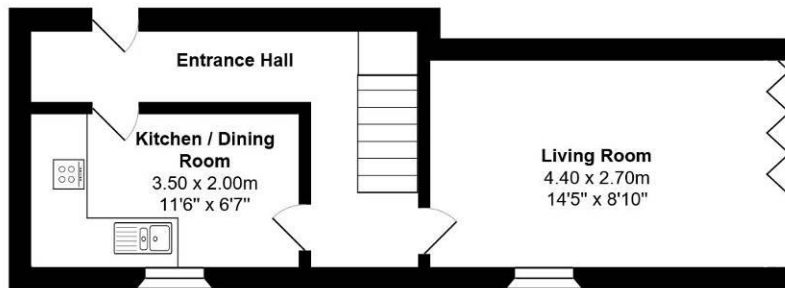
Proposed Floor Plan of Unit 1



Proposed Second Floor Plan



Proposed First Floor Plan

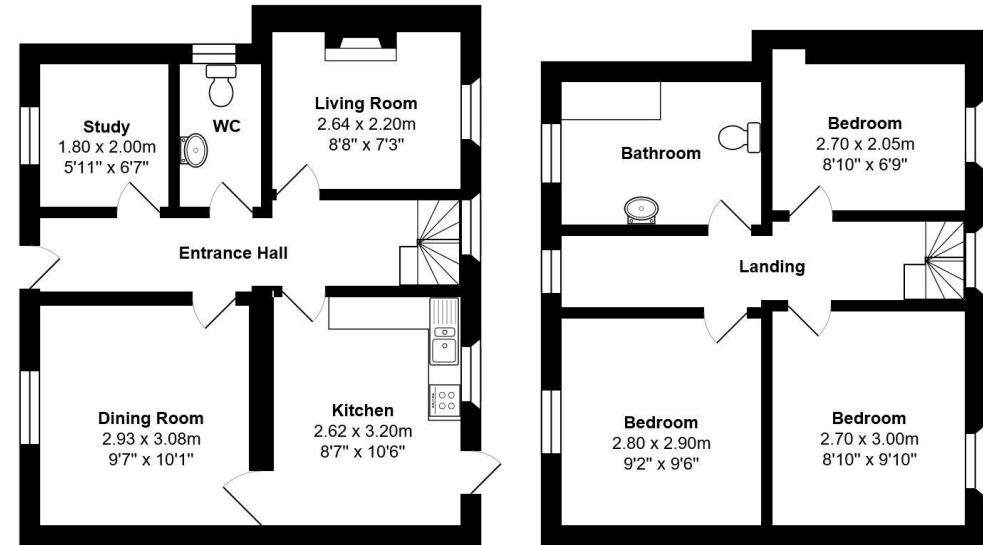


Proposed Ground Floor Plan

Total Approx. Area: 71.4 m² ... 768 ft²

All measurements are approximate and for display purposes only

Proposed Floor Plan of Unit 2



Proposed Ground Floor

Proposed First Floor

Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only

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