



FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD)  
THURSDAY 10<sup>TH</sup> OCTOBER 2019 AT 2:30  
THE VILLAGE HALL, SOUTHPROP, GLOUCESTERSHIRE GL7 3NY



## DEVELOPMENT SITE

THE PIGGERIES, VICTORIA ROAD, QUENINGTON, GLOUCESTERSHIRE GL7 5BW

A unique opportunity to purchase a single building plot extending to 0.197 acres (0.08ha) with planning consent executed for a traditional stone cottage (c.2,560 sq ft GIFA) with views over the Coln valley

AUCTION  
GUIDE  
£200,000\*

## ■ LOCATION

Quenington is a charming village located in the heart of the Cotswolds approximately three miles north of Fairford. This historic village, which has Saxon origins, is skirted at its eastern end by the steep sided valley of the River Coln. To the north lie the neighbouring villages of Hatherop and Coln St. Aldwyns.

Beyond the prominent triangular Green, the village falls away towards the valley bottom. At the end of Church Road lies the popular parish church of St. Swithin's which dates back to 1193. The surrounding buildings are randomly placed and set within semi-wooded grounds straddling the River Coln.

The landscape north of Quenington, towards Coln St Aldwyns and Hatherop is of exceptional quality. Situated on a spur within the sweeping meander of the River Coln, this large area of parkland and meadows provide a magnificent setting for all three villages.

The amenities within the three villages feed off each other to provide post office stores, primary, independent schooling, village inn and public house. Quenington has a strong community with a wide variety of clubs and organisations.

Nearby Fairford offers a wider selection of facilities to include secondary schooling (Farmors), convenience stores and modern medical centre.

## ■ THE DEVELOPMENT SITE

Land Registry title number GR393657. The site extends to an estimated 0.197 acres (0.08 ha) and sits on an elevated bank overlooking the Coln valley. The consent is for a detached cottage to be constructed of natural stone beneath artificial tiled roof and timber casement windows.

## ■ TOWN AND COUNTRY PLANNING

Cotswold District Council granted planning permission for a bungalow in 1977 (planning reference CT.3302/F dated 16<sup>th</sup> September 1977). This elapsed and a further application was made on 21<sup>st</sup> October 1994 for full planning permission for the renewal of application CT.3302/N and drawings amended for a cottage. Consent was granted on 28<sup>th</sup> March 1995 and works commenced in 2000 with the installation of footings, these were inspected by the local authority in March 2000 who confirmed that the site has commenced under the terms of The Town and Country Planning Act 1990 in regards to the consent.

## ■ THE CONSENTED DWELLING

The proposed dwelling extends to an estimated external gross floor area of 238 square metres (2,560 sq ft). The accommodation will briefly offer entrance hall with cloakroom off, sitting room with dual aspect and fireplace, open plan kitchen with dining area, rear lobby and utility room. There are three double bedrooms to the first floor and two bathrooms.

### Local Authorities:

Cotswold District Council [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

Gloucestershire County Council [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk)

### Tenure:

The property is freehold offering vacant possession upon completion.

### Services:

We would advise you make your own enquiries with the local utility companies with respect to the connection of services. Water and drainage searches are within the Auction Legal Pack. There is no mains gas in Quenington.

**Sellers Solicitors:** Wilmot & Co LLP, 38 Castle Street, Cirencester

Gloucestershire GL7 1QH (01285) 650551 Attention: Michael Gray

**Auction Venue:** The Village Hall, Southrop, Gloucestershire GL7 3NY

## ■ AUCTION INFORMATION

An Auction Legal Pack can be obtained from the Auctioneers Cirencester office (01285) 648100. The property will be sold by Public Auction (unless sold previously) in accordance with The Common Auction Conditions Edition 4. An administration charge of £450 plus VAT will be payable on the fall of the gavel.

*\* Guides are provided as an indication of each sellers minimum expectations.*

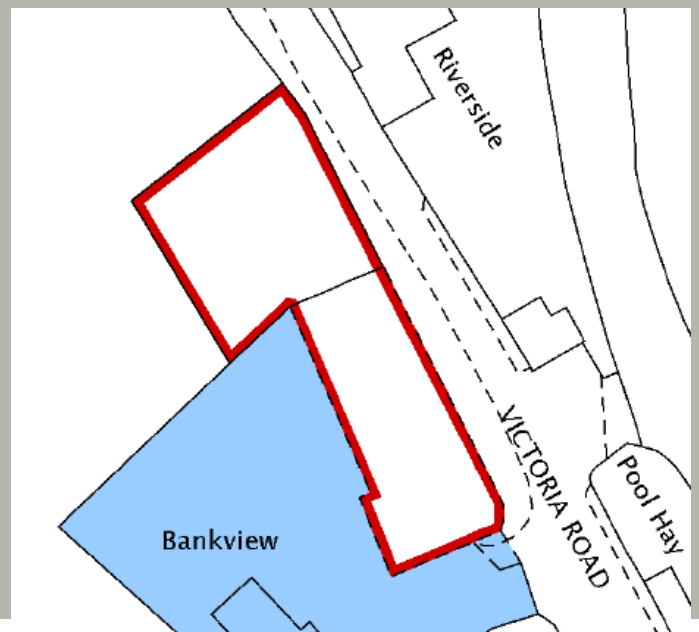
*They are not necessarily a figure at which a property will sell for and may change at any time prior to the auction. Each property is offered subject to a reserve, (a figure at which the auctioneer cannot sell below at the auction) which we expect will be set within the guide range or no more than 10% above a single figure guide.*

## ■ DIRECTIONS

Quenington is located less than two miles to the north of Fairford. On entering the village from Fairford, as you approach the village green turn right leading towards the pub and church. Shortly before the public house turn left into Mawley road, then left at the 'T' junction, follow the village lane round the left bend and the site will be seen a short distance along on your left.

## ■ VIEWING ARRANGEMENTS

The site is open to viewings without an appointment please contact the Auctioneers (01285) 648100 should you require further information and legal pack. We would ask you to respect the neighbours property when viewing.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



33 Castle Street, Cirencester, Gloucestershire GL7 1QD

01285 648100

cirencester@mooreallen.co.uk

**mooreallen.co.uk**

