

PROPERTY MADE PERSONAL

Wellington Lane, Cheltenham, Gloucestershire, GL50 4JF







Period Coach House • Currently offices • Planning permission to convert • Three bedrooms • Garden • Chain free • EPC D



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Cheltenham, Gloucestershire, GL50 4JF



About the property

A former coach house serving the period residences on Evesham Road, this property was most recently used as office premises, but comes to the market with full planning permission granted to convert the existing building into a residential dwelling. It would make a lovely home once converted and will make a great project for the right buyer.

When completed, the property will offer spacious accommodation, briefly comprising: entrance hall, sitting room, dining room, kitchen, downstairs WC, utility room, three bedrooms and an upstairs shower room. Outside, there is a courtyard garden.

Cheltenham Borough Council Planning Reference: 24/01543/LBC

 $Planning\ Portal\ Link: \ https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=summary\&keyVal=SJW65IELM6F00$

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

Leaving our offices on the Bath Road, head towards the town centre and turn right into Sandford Road, then turn left onto College Road. At the end, turn left onto the High Street. Turn right onto St James Street, then keep left onto Albion Street. Continue into St John's Avenue and

then turn right onto Portland Street and continue on Evesham Road (A46). Take the first left into Wellington Road and then left again into Wellington Lane, where the property will be found on the left hand side.

What3Words: ///worm.jazzy.lime

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band: Not yet available

Our reference

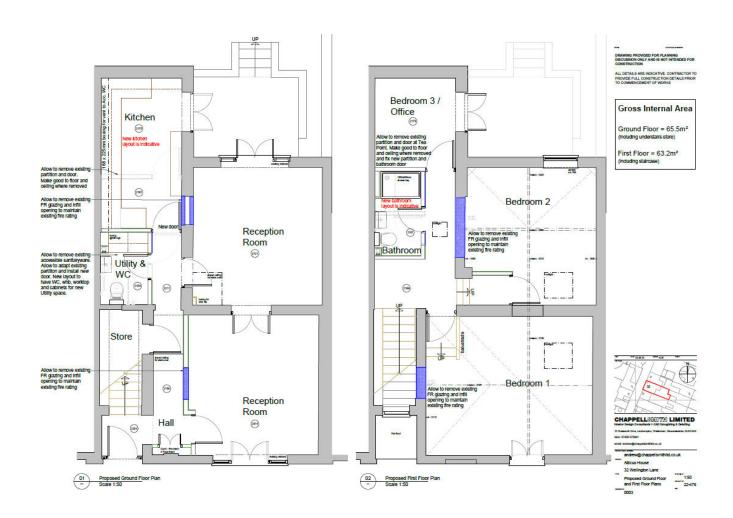
CHE/DH/KF/17122024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

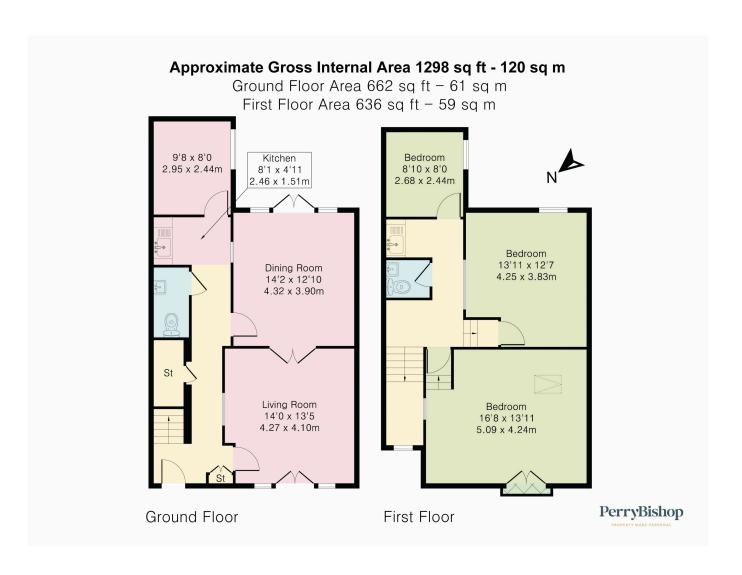
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Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

