

## Land at Berkeley Close Old Town, Wotton-under-Edge, GL12 7DL



'Oven ready' site in the heart of Wotton-under-Edge • Extant planning permission for 3 dwellings granted in September 2019 with parking and private gardens • Close to superb amenities located on the High Street • Viewings: 16th January 2025 from 11:00 am to 12:30 pm and Tuesday 28th January 2025 from 3:00 pm to 4:30 pm by appointment only • For sale via traditional auction with Bamboo Auctions

**Guide Price £150,000**

# Land at Berkeley Close

Old Town, Wotton-under-Edge, GL12 7DL

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Perry Bishop are delighted to present this 'oven ready' development site nestled in the heart of Wotton-under-Edge. Conveniently located just off Old Town, it offers a short and level walk to Long Street and the abundant amenities of the vibrant High Street. This site comes with extant planning permission for three dwellings, granted in September 2019 (ref: S.19/1768/FUL).

The approved plan includes a two-storey, two-bedroom end-of-terrace house, a two-bedroom single-storey mid-terrace, and a two-bedroom single-storey end-of-terrace. The two single-storey dwellings are connected by a carport, each offering one parking space. Additional parking and private gardens further enhance the appeal of this site. The area has been cleared, leaving only the remaining shell of the garages, ready for development to commence.

## Location

The charming historic town of Wotton-under-Edge sits within the Cotswolds AONB. The 'edge' refers to the Cotswold escarpment, under which the town nestles, overlooking the Severn Valley.

The heart of Wotton-under-Edge has been well preserved with the main street boasting a variety of independent shops selling an amazing range of goods together with pubs and restaurants.

Local primary and secondary schools are located nearby and equidistant from Gloucester and Bristol, Cheltenham and Bath, only a few miles from the M4 (J18) and M5 (J14).

The town is a friendly, thriving and lively place, with interesting and historic buildings. It has a community arts centre, an auction room and an open-air swimming pool in the summer.

Wotton under Edge lies on the Cotswold Way National Trail. The town is surrounded by hills and woodland and is an excellent base for walking in the Cotswolds. There are plenty of walks around Wotton under Edge including a walk to North Nibley and the Tyndale Monument.

## Directions

What Three Words - [///released.sharpened.removals](#)

## Viewings

Thursday 16th January 2025 from 11:00 am and 12:30 pm

Tuesday 28th January 2025 from 3:00 pm to 4:30 pm

Please contact the Land department on 01285 646770 to arrange to view the land.

## Services & Tenure

The property is held with freehold title.

There are no services on the site, but all services can be found in close vicinity in the surrounding roads - interested parties should make their own enquiries.

## Town and Country Planning

There was a CIL liability of £15,179.84 which has been paid by the vendor.

There is a restriction on the title that the site has to be developed in accordance with the extant planning permission so cannot be used for other uses. A right of way across the accessway to the front of the site is in place for the bungalows and dwellings beyond.

Stroud District Council - [www.stroud.gov.uk](http://www.stroud.gov.uk) / 01453 766321

## Method of Sale

The property is offered for sale via a traditional auction and is being auctioned by Bamboo Auctions.

## Legal Pack

A legal pack is available to download from Bamboo Auctions.

[www.bambooauctions.com](http://www.bambooauctions.com)



The Client has to make any utility, planning and/or other approvals. We will advise on all relevant points before we start.

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- 1. Proposed development
- 2. Existing development
- 3. Existing boundary
- 4. Proposed boundary
- 5. Proposed access
- 6. Proposed parking
- 7. Proposed landscaping
- 8. Proposed drainage
- 9. Proposed lighting
- 10. Proposed signage
- 11. Proposed fencing
- 12. Proposed walls
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David Foulkes Associates Limited  
Architects and Development Consultants

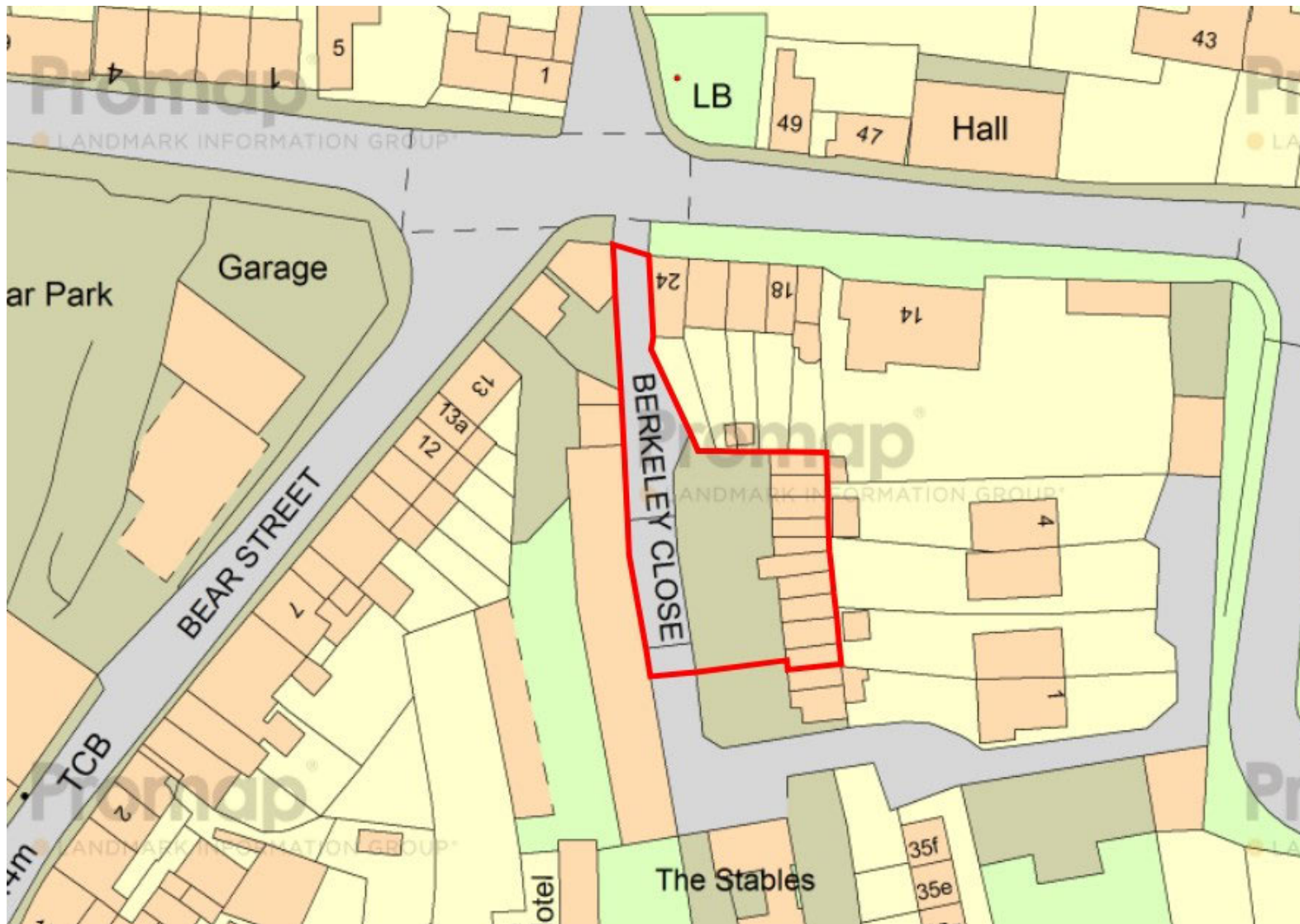
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Barnham, Wiltshire, BA11 1JH  
Barnham@dfaltd.co.uk

Barnham Limited  
3 No. Proposed Dwellings  
Barnham Close, Wotton Under Edge

Planning Drawing - Site Layout

Scale	1:500	05/21	101	1
Client	Barnham Limited			
Project	3 No. Proposed Dwellings			
Location	Barnham Close, Wotton Under Edge			
Date	05/21			
Sheet	101			





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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.

