

29 The Waterloo Cirencester, GL7 2PZ



Exciting development opportunity in town centre location • Detailed planning consent for the erection of a new block of three apartments • Viewings strictly by appointment only - please contact us on 01285 646770 • For sale by private treaty

Guide Price
£325,000

29 The Waterloo

Cirencester, GL7 2PZ

Perry Bishop are pleased to market this fantastic development opportunity in the centre of Cirencester.

Situated just behind the Abbey Grounds, 29 The Waterloo which is currently being used as a car workshop, has had planning approved for the demolition of the existing single storey garage and the erection of a new block of 3 apartments including associated landscaping.

The plans that have been approved are beautifully designed, spacious 2 bedroom apartments as follows -

Flat 1 - 995 sq.ft. with private garden.

Flat 2 - 970 sq.ft. with balcony

Flat 3 - 970 sq.ft. with balcony.

Communal gardens bordered by mature trees, are at the back of the building and there is a walkway to the side which takes you directly to the beautiful Abbey Grounds within a minute.

Location

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, there is a mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

You are a minutes walks from the Parish Church which is set in the beautifully maintained Abbey Grounds where you will find a bandstand, small lake, children's play area and the only exposed Roman wall remains in Cirencester.

Cirencester Park is just a 5 minute walk away and offers spectacular walks through 15,000 acres of unspoilt woodland.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Viewings

Viewings are strictly by appointment as this is still a working garage, please therefore contact our Land Department on 01285 646770.

Directions

From our offices here at 2 Silver Street, turn left onto Castle Street and continue onto the Market Place. Continue onto Dyer Street and at the traffic lights turn left onto The Waterloo and continue to the end of this road the site will directly in front of you to the right.

Services & Tenure

We understand that the site is served by electricity.

The site is held with freehold title and will be sold with vacant possession. The garage is currently occupied and the tenant is on a six month notice period.

Town & Country Planning

A planning application was granted by Cotswold District Council on 17th March 2023 for the demolition of this existing single storey garage and erection of a new block of 3 apartments including associated landscaping under application no. 21/01875/FUL.

A CIL payment of £28,614.34 will be payable by the purchaser.

Local Authority

Cotswold District Council

www.cotswold.gov.uk

Tel. 01285 623000

Method of Sale

The site is offered for sale by private treaty with a guide price of £325,000.

Important Information

In the event the purchaser is granted a change to the current planning there will be an uplift payment of 50% for a period of 20 years.

Information Pack

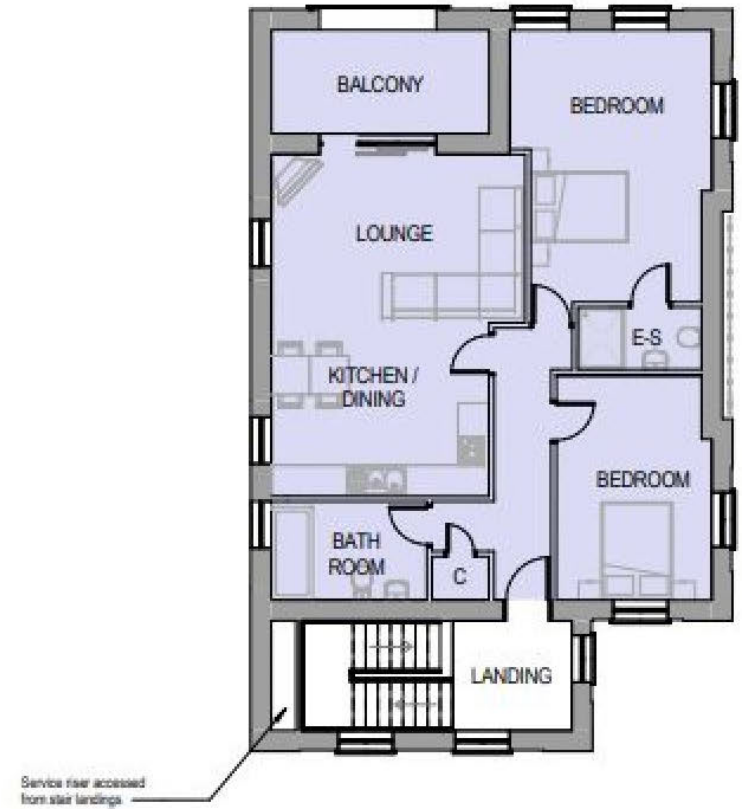
An information pack is available from the agent.



GROUND FLOOR PLAN

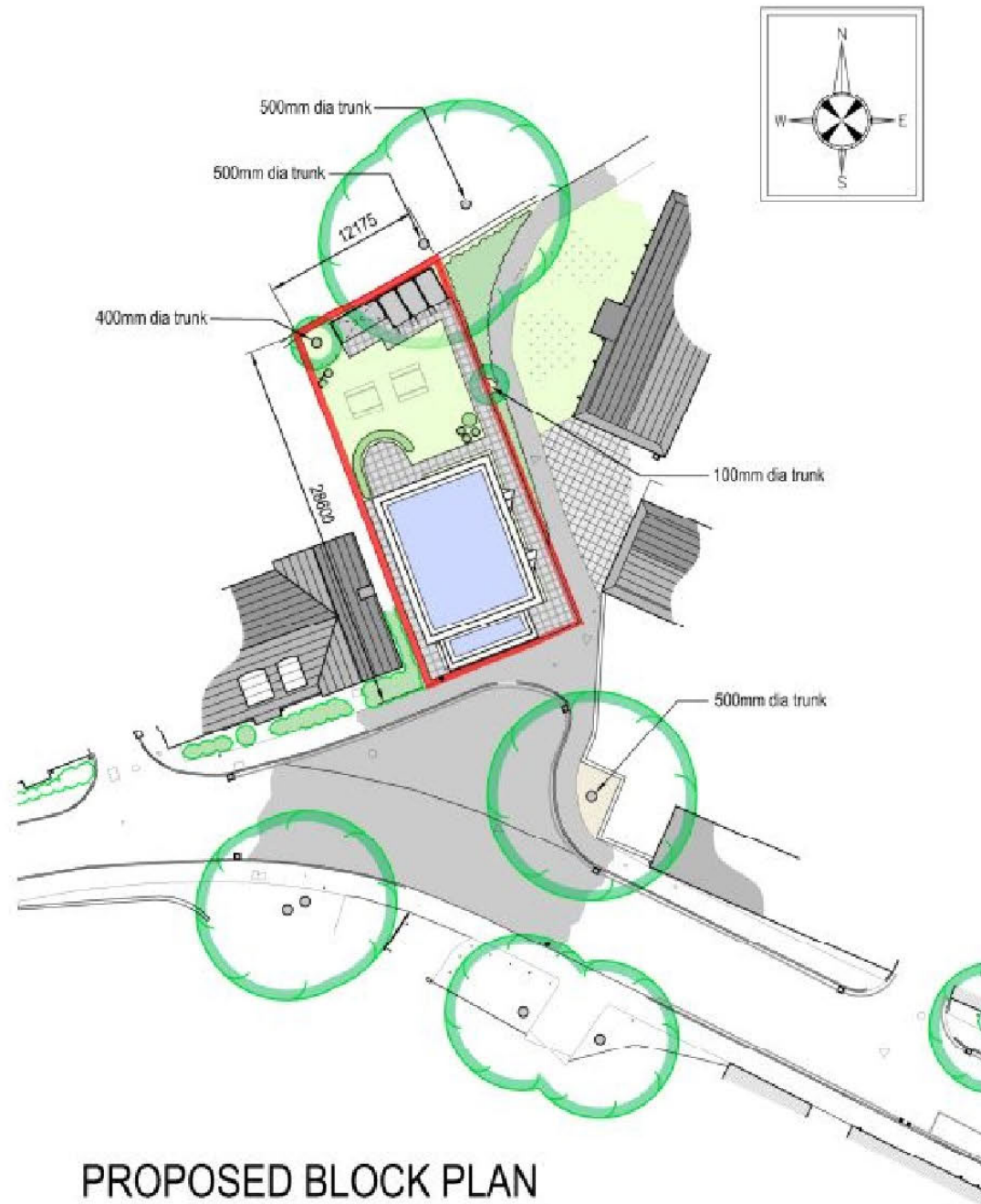


FIRST FLOOR PLAN



SECOND FLOOR PLAN





PROPOSED BLOCK PLAN



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

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.

