

## Plots 1 and 2 Welcomyn Chalford Hill, GL6 8BJ



Spacious and characterful semi-detached cottages • Beautiful sought after village location • Refurbishment/Updating required • Garden approximately 1008 sqm/0.25 acres • Approximately 2390 sq.ft. of accommodation • Viewings by appointment on Friday 24th November 2023 10:00 am to 11:30 am and Thursday 30th November 2023 from 1:00 pm to 2:30 pm • The property is offered for sale by private treaty • No onward chain • EPC Plot 1: E // Plot 2: D

Guide Price  
**£415,000**

# Plots 1 and 2 Welcomyn

Chalford Hill, GL6 8BJ

Perry Bishop are pleased to launch a substantial property in a super location in Chalford Hill on behalf of Stroud District Council.

Currently the property is split into two cottages and with some re-configuring and refurbishment could become a beautiful and large residence of 2390 sq.ft.

Situated in a large plot of approximately 0.25 acres of south facing lawned garden with open views and gated access of Burcombe Road with off street parking.

## Location

The property is located in the centre of Chalford Hill a residential area. Chalford itself has a strong community identity and popular primary and secondary schools. The Gloucestershire Parish of Chalford covers two square miles of the most beautiful countryside, stretching out over four miles south-east of Stroud on the north side of the River Frome, eight miles west of Cirencester, and in and above the Golden Valley. This part of the Cotswolds is cut by deep gorge-like valleys and benefits from a Parish Church, pubs and local shops.

The nearest local town is the meeting point of five valleys, the historic town of Stroud is a well known centre for arts and crafts as well as its weekly Farmers Market.

## Viewings

Viewings are strictly by appointment only on the following dates

1. Friday 24th November 2023 from 10:00 am to 11:30 am
2. Thursday 30th November 2023 from 1:00 pm to 2:30 pm

Please contact our Land Team on 01453 837322 to book your appointment.

## Directions

Heading south on Middle Hill take the left hand turning onto Burcombe Road and the property is the first on the right hand side.

WHAT 3 WORDS: [///spice.alike.grouping](https://spice.alike.grouping)

## Services & Tenure

We are informed that mains electricity, water and drainage are connected to the property and there is also a gas fired central heating system fitted.

## Local Authority

Stroud District Council

Tel. 01453 766321

[www.stroud.gov.uk](http://www.stroud.gov.uk)

## Important Information

33% of any increase in value arising from planning permission being granted for any additional dwellings within 15 years will be payable. Payment will be on commencement of construction of the new dwelling. This only applies if new dwellings are permitted; any extensions to either No.2 or No.1 are exempt from this payment.

Plot 1 is available for sale separately at £195,000 and Plot 2 and £245,000.

## Method of Sale

The properties are offered for sale by informal tender, offers must be made in writing no later than 12 noon on Monday 6th December 2023.

These should be submitted on the offer form to ensure that all information required is received. Please email your offer to [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk).

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made asap after the closing date, with all parties that have made an offer being notified accordingly.







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PROPERTY MADE PERSONAL



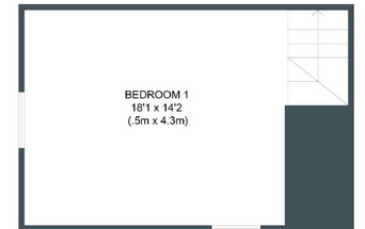
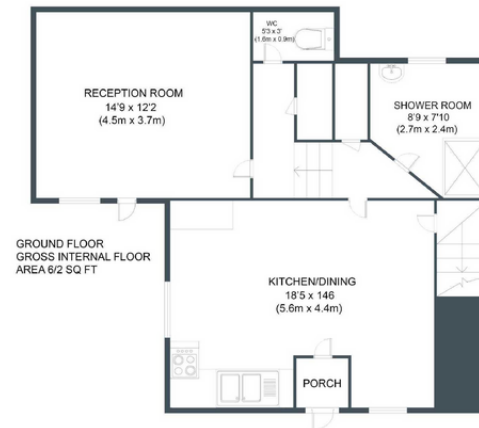
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 300 SQ FT



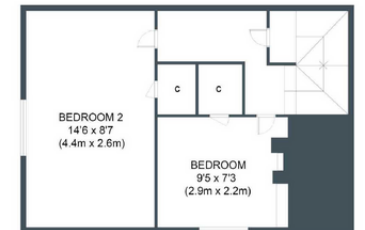
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 318 SQ FT

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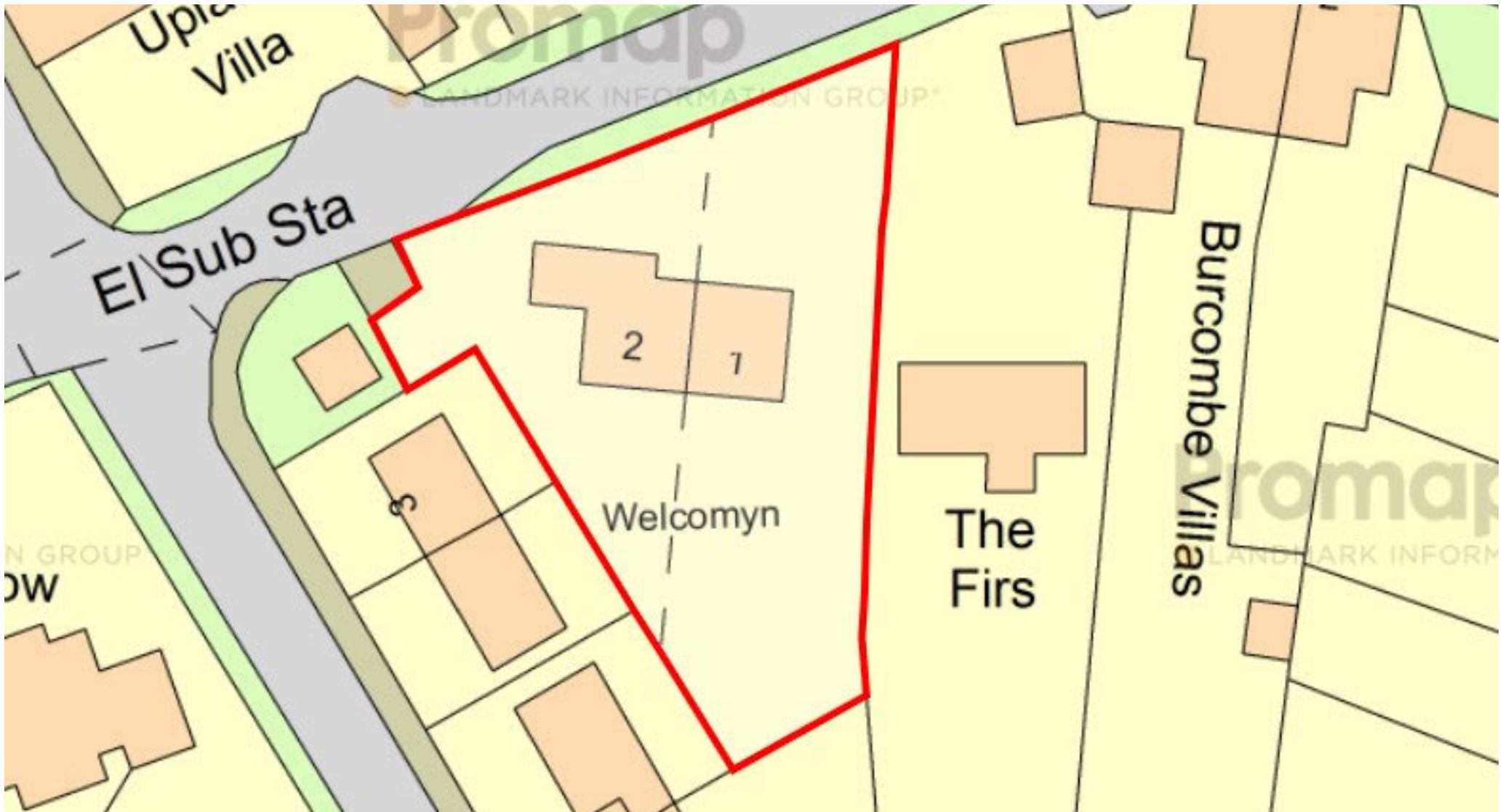


SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 312 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 319 SQ FT





4 The Old George, Fountain Street, Nailsworth, GL6 0BL

T: 01453 837322

E: [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk)

[perrybishop.co.uk](http://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.

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