

Littleworth Hall Amberley, Stroud, GL5 5AH



Spread over two levels this property comprises a spacious hall, meeting room, kitchenette, cloakrooms and storage space • Located in the village hamlet of Littleworth • Open viewings - Tues 5th March, 10am to 11:30am and Weds 20th March, 3pm to 4:30pm • For sale by informal tender - offers due by 12 noon on Wednesday 27th March 2024

Guide Price £120,000

Littleworth Hall

Amberley, Stroud, GL5 5AH

Littleworth Hall is in the hamlet of Littleworth, adjacent to the village of Amberley, off Minchinhampton Common in Stroud, Gloucestershire. This pretty building offers a spacious hall, good storage areas and boasts beautiful far reaching views over Woodchester Valley.

The building is constructed of Cotswold stone under a pitched slate roof and is semi-detached to a residential building.

First Floor:

Foyer with 2 WC's and Kitchen

Hall

Office

External stairs leading down to gated access and graveyard

Ground Floor:

Prayer Room, WC and storerooms.

Outside:

To the rear is pedestrian access to a graveyard.

Location

Amberley, Gloucestershire is a small village about two miles south of Stroud in Gloucestershire. It is situated on the edge of Minchinhampton Commons, known for its golf club and course. Amberley is part of the Stroud Five Valleys and rolls directly into the Minchinhampton and Rodborough Common known for their open green expanses, Winstone's Ice Cream, kites, cows and wild horses.

Directions

What Three Words: zooms.zest.grumbles

Viewings

Viewings are by appointment only on

1. Tuesday 5th March - 10:00am to 11:30am

2. Wednesday 20th March - 3:00pm to 4:30pm

Please call the Land team on 01453 837321 to book your appointment.

Services & Tenure

The hall is included in a Grade II listing of the attached building and some parts may fall under this listing. Amberley is a designated conservation area.

Mains water, electricity, drainage and gas are connected.

The graveyard will be sold on a 999 year long leasehold at a peppercorn rent. The area hatched in blue on the back page of these sales particulars denotes the graveyard. The area hatched in green denotes the right of way from the street to the graveyard thereby giving access to relatives wishing to attend to graves.

Town and Country Planning

The present use of the Church is within Class F1 - Learning & Non-Residential Institutions. This would permit the following:-

- a) For the provision of education
- b) For the display of artwork (not for sale or hire)
- c) As a museum
- d) As a public library or public reading room
- e) As a public hall or exhibition hall
- f) For, or in connection with public worship or religious instruction
- g) As a law court

Local Authority - Stroud District Council - www.stroud.gov.uk

Method of Sale

The property is offered for sale by informal tender, offers must be made in writing no later than 12 noon on Wednesday 27th March 2024.

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.

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.

Important Notes

1. The purchaser will be responsible for the maintenance of the graveyard.
2. No development of the graveyard is permitted.
3. We understand that there are no further internments scheduled.







First Floor



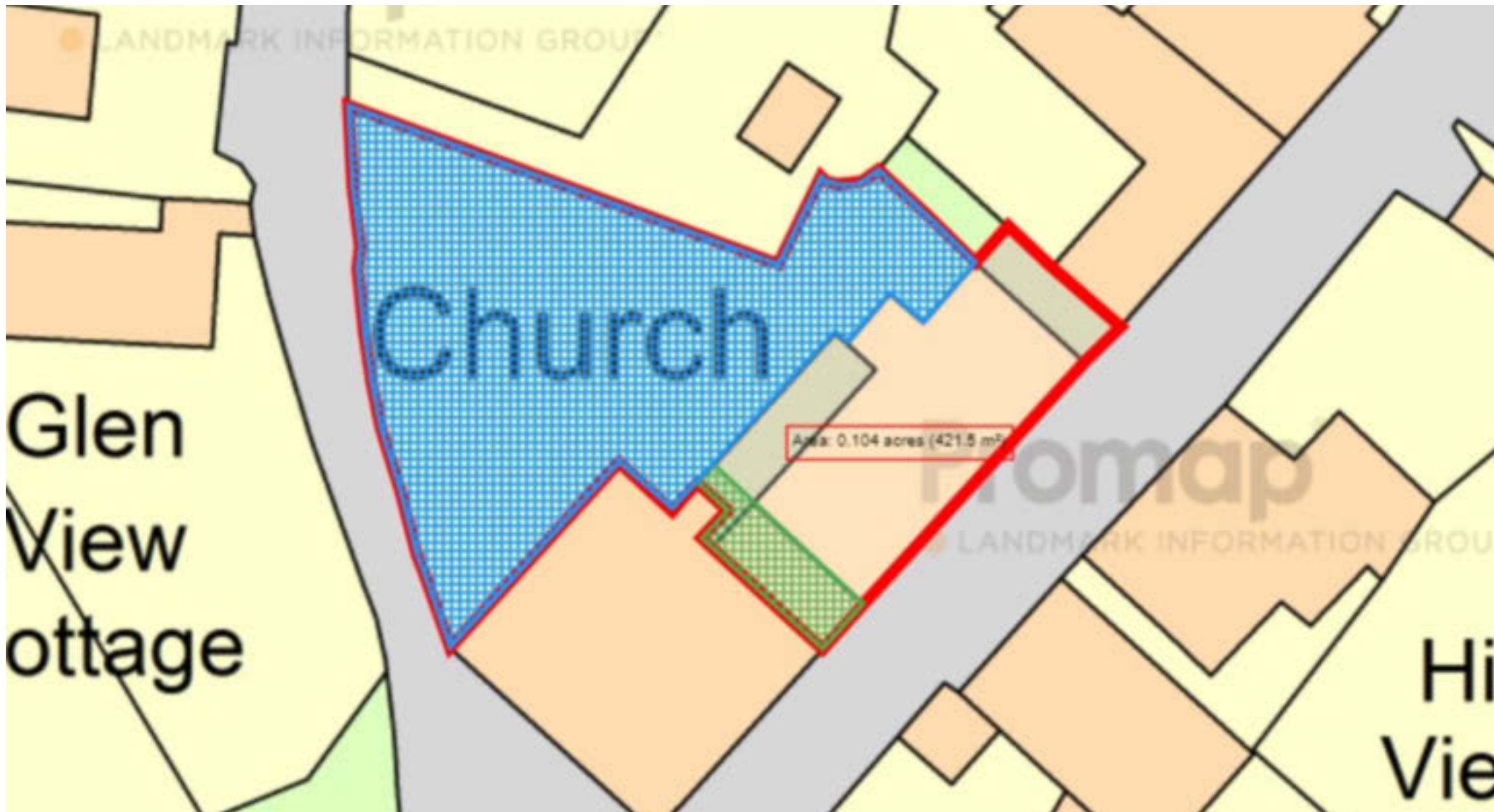
Ground Floor

Total Area: 143.0 m² ... 1539 ft²

All measurements are approximate and for display purposes only.

PerryBishop

PROPERTY MADE PERSONAL



5 London Road, Stroud, GL5 2AG
T: 01453 837321
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.

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