

## Site at Springfield Farm Perrotts Brooks, Cirencester, GL7 7DT



Full planning consent for two substantial dwellings with integrated garages • Popular sought-after location • Viewings are by appointment only • The site is offered for sale by private treaty

Guide Price  
£800,000

# Site at Springfield Farm

## Perrotts Brooks, Cirencester, GL7 7DT

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Perry Bishop are very excited to launch land at Springfield Farm with detailed planning permission for 2 substantial dwellings in the very popular hamlet of Perrotts Brook on the outskirts of Cirencester, in the beautiful Cotswold countryside. The site is accessed straight off Welsh Way and gently slopes from the west to east with beautiful views to the south.

Planning permission 23/01579/FUL from Cotswold District Council for the erection of 2 no. dwellings with integral garages will allow a developer to create two beautiful modern dwellings both with stunning outdoor areas including first floor terraces, making the most of the vista.

Plot 1 is over 3760 sq.ft. comprising of a large open-plan kitchen, dining and living room, separate sitting room, utility, downstairs cloaks, 5 double bedrooms, 2 with ensuite, a family bathroom including an integral double garage.

Plot 2 which is just over 2800 sq.ft. consists of a large open plan kitchen and dining room, separate sitting room, home office, utility, downstairs cloaks and 3 double bedrooms all ensuite including an integral garage.

### Location

Perrotts Brook is a small hamlet situated in the Churn Valley close to both Cirencester and Cheltenham in an Area of Outstanding Natural Beauty.

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, the 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

### Directions

From our Cirencester office take the A417 Abbey Way, continue to follow A417 for 0.5 miles and continue straight onto Gloucester Road. After 102 feet, turn right onto Cheltenham Road. After 82 feet, turn left onto Cheltenham Road/A435 and continue to follow A435 for 2.0 miles. Turn left onto Welsh Way and the destination will be on the right after 0.2 miles. Perrott's Brook, Cirencester GL7 7BW.

What3Words: ///galloped.zebra.cube

### Viewings

Viewings are strictly by appointment only, please contact our land department on 01285 646770 to book an appointment to view.

### Services & Tenure

The property will be held with freehold title.

We have assumed vacant possession upon completion of a disposal and as far as we are aware, there are no restrictive covenants.

We understand that there is mains electric on site, BT and Gigaclear are both in the verge opposite. Storm water will be via soakaways and foul via treatment plant. Mains water is further up the road. The current vendor has also had a quote from the electric company to sink the electricity pylon.

### Town & Country Planning

Full planning consent was granted by Cotswold District Council on the 12 January 2024 under planning ref: 23/01579/FUL for the erection of 2 no. dwellings with integral garages and associated ancillary development including new vehicular access onto Welsh Way

### Community Infrastructure Levy (CIL)

There is a CIL liability of £60,088,73 to be paid by the purchaser.

### Local Authority

Cotswold District Council  
www.cotswold.gov.uk  
01285 623000

### Method of Sale

The property is offered for sale by private treaty with a guide price of £800,000.

The plots can also be offered separately with guide prices as follows:

Plot 1 - £450,000

Plot 2 - £350,000

### Information Pack

An information pack is available upon request from the agent.



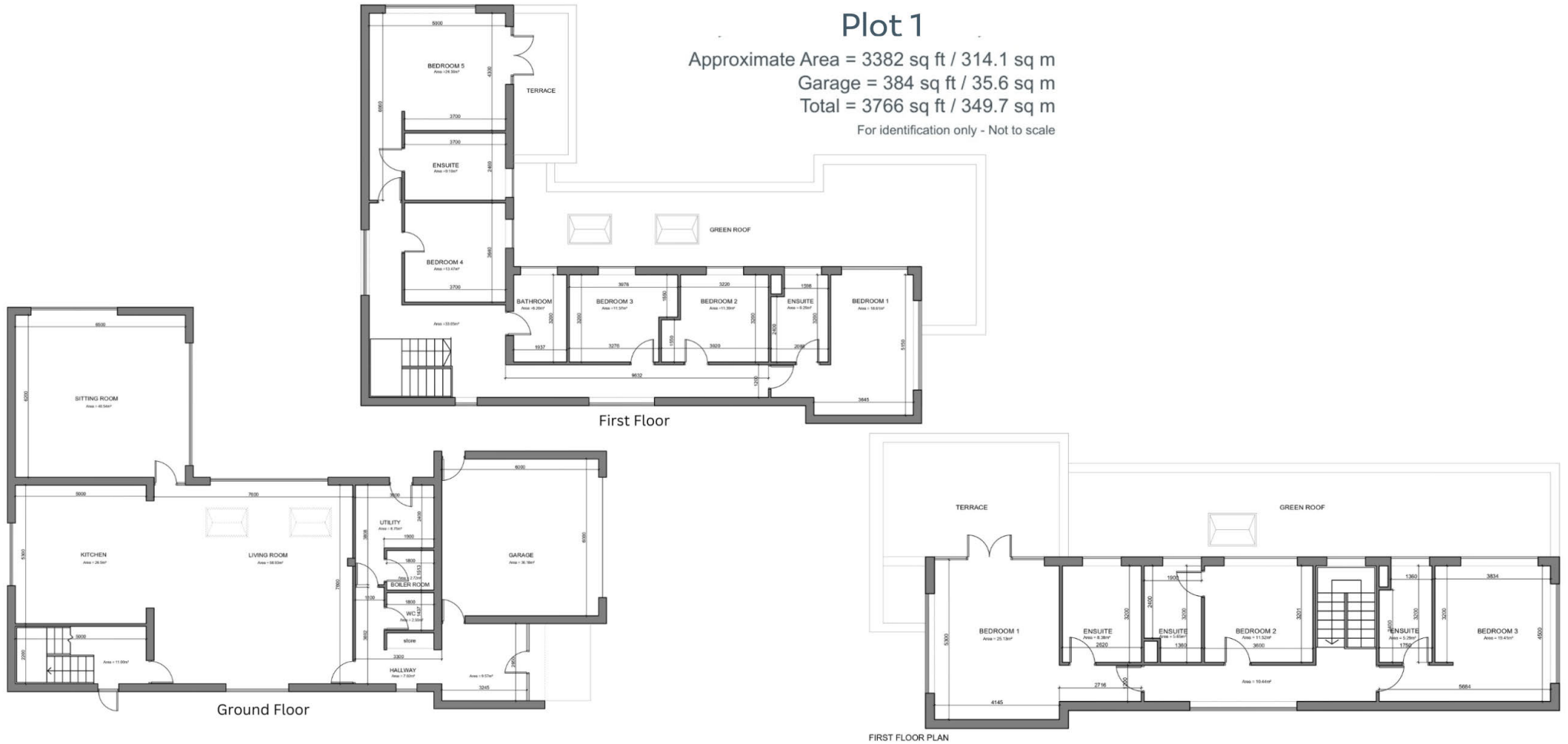
SITE PLAN



# Plot 1

Approximate Area = 3382 sq ft / 314.1 sq m  
 Garage = 384 sq ft / 35.6 sq m  
 Total = 3766 sq ft / 349.7 sq m

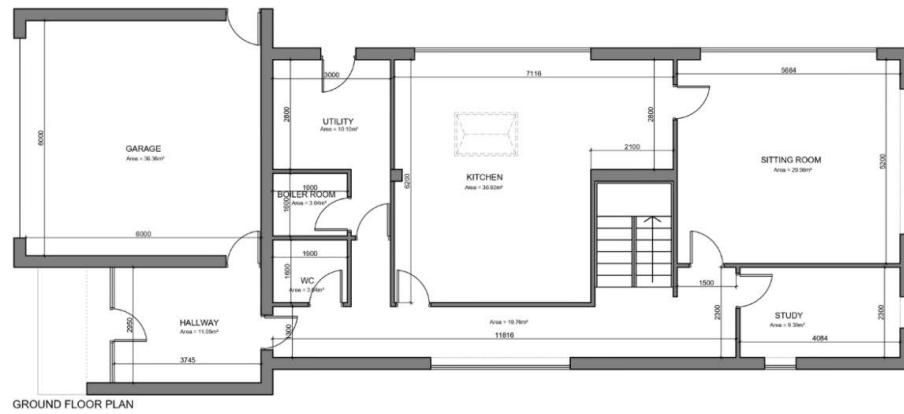
For identification only - Not to scale



# Plot 2

Approximate Area = 2459 sq ft / 228.4 sq m  
 Garage = 387 sq ft / 36 sq m  
 Total = 2846 sq ft / 264.4 sq m

For identification only - Not to scale





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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.

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