

Development Site at London Road Fairford, Gloucestershire, GL7 4AS



Prime Residential Development Opportunity • Planning permission for five dwellings, including conversion of existing building & 4 new builds • Highly sought after area • Viewings by appointment only • Private treaty sale

Offers Over
£800,000

Development Site at London Road

Fairford, Gloucestershire, GL7 4AS

Prime Residential Development Opportunity

An exceptional opportunity to acquire a residential development site with full planning permission for the creation of five dwellings.

The approved scheme includes the demolition of existing buildings, the conversion of an existing structure into a dwelling, and the construction of four additional new homes.

This site offers a fantastic chance for developers to create a high-quality residential development in a desirable and well-connected location.

The site benefits from full planning permission granted under application reference 23/01048/FUL. The central location in Fairford, Gloucestershire is highly sought after, offering a blend of rural charm and accessibility, making it an attractive prospect for future homeowners. The development is subject to high design and material standards, as required by Cotswold District Local Plan Policies EN2 & EN11. These policies ensure that all external materials, including walling, roofing, and cladding, will be carefully selected to complement the local architectural character. Sustainability is a key feature of the development, with provisions for energy-efficient measures, electric vehicle charging points, and biodiversity enhancements.

This development opportunity presents an exciting investment prospect in a picturesque and thriving community. With its combination of strong market appeal, sustainability considerations, and prime location, this site is ideal for those looking to create a high-quality residential scheme in the heart of the Cotswolds.

Location

Fairford is an attractive market town situated on the edge of the Cotswolds in the beautiful Coln Valley. It is located within the Cotswold Water Park, offering a wide range of water and land-based activities and nationally recognised as an important conservation and wildlife study area.

Another feature of Fairford is the range and extent of a web of Public Rights of Way both within the town and beyond with footpaths to Quenington and Lechlade.

The town has an active local community and benefits from a range of shops in the centre of the town where there is ample free parking. There is also a regular market every Wednesday. St Mary's Church is beautiful dating back to 1497 and boasts that its stained-glass windows are 'the only complete set of late medieval glass in a parish church in the country'.

There is good state schooling available for children of all ages, from reception to completing A levels. There are also excellent independent schools in surrounding areas.

What Three Words: hidden.teardrop.flexed

Viewings

Viewings are strictly by appointment only. Please contact our Land Team on 01285 646770 to make an appointment.

Service & Tenure

The property is held with freehold title and is not as far as we are aware subject to any leases or covenants.

Mains water and drainage are on site, all services can be found in the nearby vicinity - interested parties should make their own enquiries.

All asbestos has been removed from the site.

Town & Country Planning

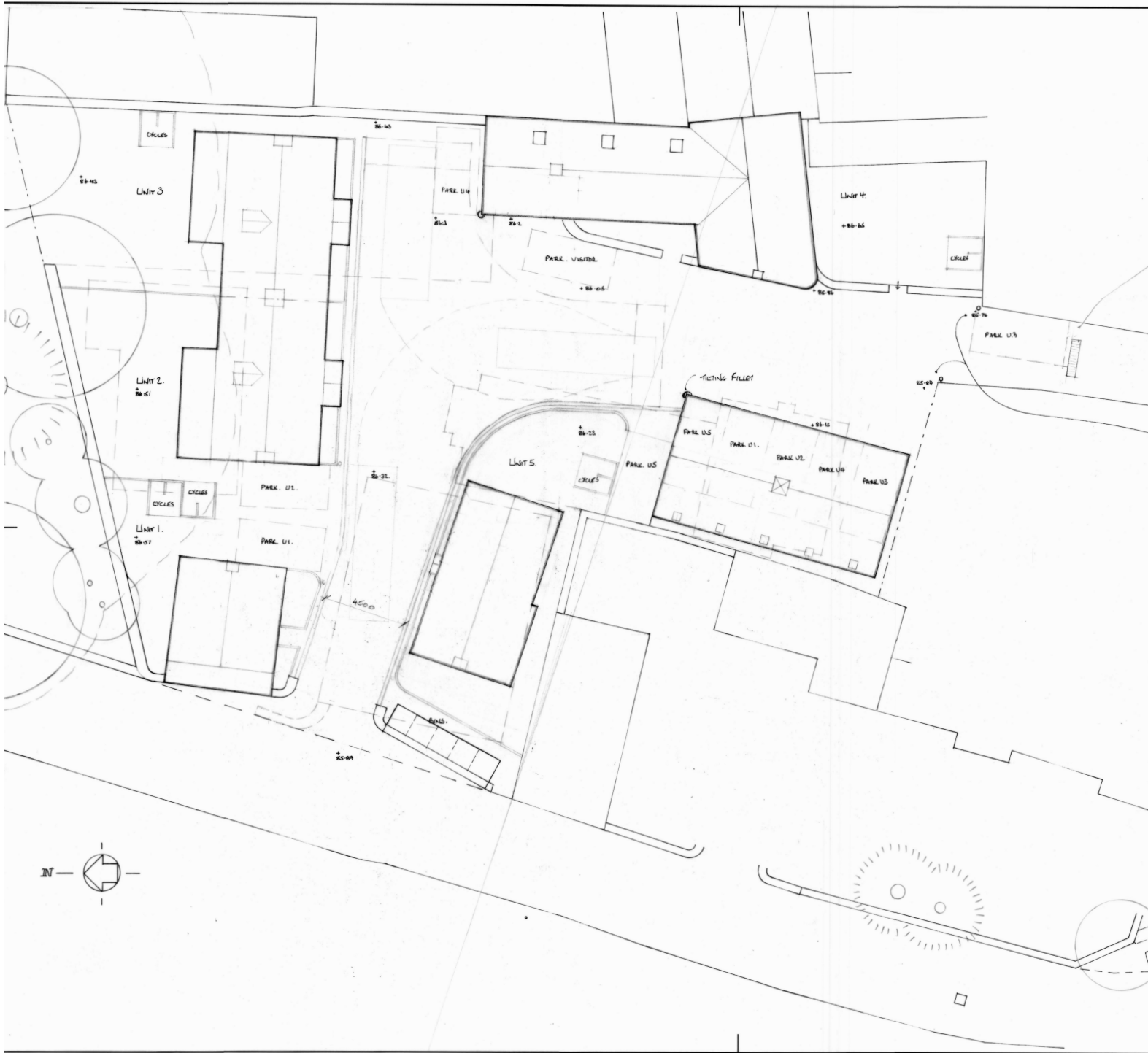
Cotswold District Council have granted full planning permission under application reference 23/01048/FUL.

There is a CIL payment (Community Infrastructure Levy) payment of £65,742.87.

The S111 has been paid.

Method of Sale

The property is offered for sale by private treaty and we are requesting offers over £800,000.



ROADS
ROADS SURFACE TO BE Laid UNIFORM COMPACT IN TARMAC
FINISHED BELOW BLUE SETS WITH SLOPED
GULLIES. CAST IRON DRAIN COVERS AND
REGULATED STONE DELINEATION STONES.

PRIVATE PARKING
ALL PARKING AREAS TO BE FINISHED IN
REGULATED BLUE PAVERS WITH REGULATED
DELINEATION BEING ALL PARKING SPACES
TO BE MIN. 2400 WIDE X 4800 LONG.

BOUNDARY WALLS
TO BE EITHER AS EXISTING OR NEW
1200 - HIGH DRY STONE WALLS WITH
CORNICE AND HENG TOP COURSE
ALSO TO BLOCK OUTSIDE ACCESS

BOUNDARY FENCES
ALL FENCES TO BE BLACK METAL
LOOP RAILINGS WITH PLAIN GATES
FROM TO PROGRESS OF UNITS 1, 2, 3 AND 5
AND TO GARDENS OF UNITS 1, 2 AND 3.

EXISTING ROAD
EXISTING SURFACE
TO BE AS EXISTING TARMAC ASPHALT
IN SITU.

BOLLARDS
ALL BOLLARDS TO BE BLACK
PAINTED EAST FACING
FACING ALLEY TO BOLLARD COULDS

PLANTING
FRONTAGE PLANTING TO BE CONTAINER
PLANTING OF DIVERSE VARIETIES
MINIMAL PLANTING TO GARDENS

VEGETATION ALLEYS
ALL TO BE PLANTING STRIPPER
AND SURROUND IN TARMAC.

STAIRWAY SERVICES
ALL STAIRWAY SERVICES TO BE REPOSITIONED/REMOVED
TO ADJUSTED AVAILABLE WITHIN PARALLEL
GENERAL TELEPHONE POLES AND OVERHEAD WIRES.

CON NOTES: ALL WORKS TO BE CARRIED OUT BY COMPETENT CONTRACTORS
WORKING TO AN APPROVED SAFE SYSTEM OF WORK INCLUDING A DETAILED
RISK DOCUMENT IN ADDITION TO THE SAFE INSTRUCTIONS OF MAINTENANCE
NORMALLY ASSOCIATED WITH THESE TYPES OF WORK

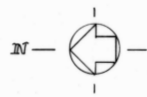
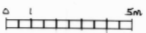
Client **W. RIGBY LTD**
Address **LOWER CROFT MEWS
LONDON ROAD
FINCHFORD
GLAS
GL7 4AS**
Project **REDEVELOPMENT**

Title **SITE PLAN**

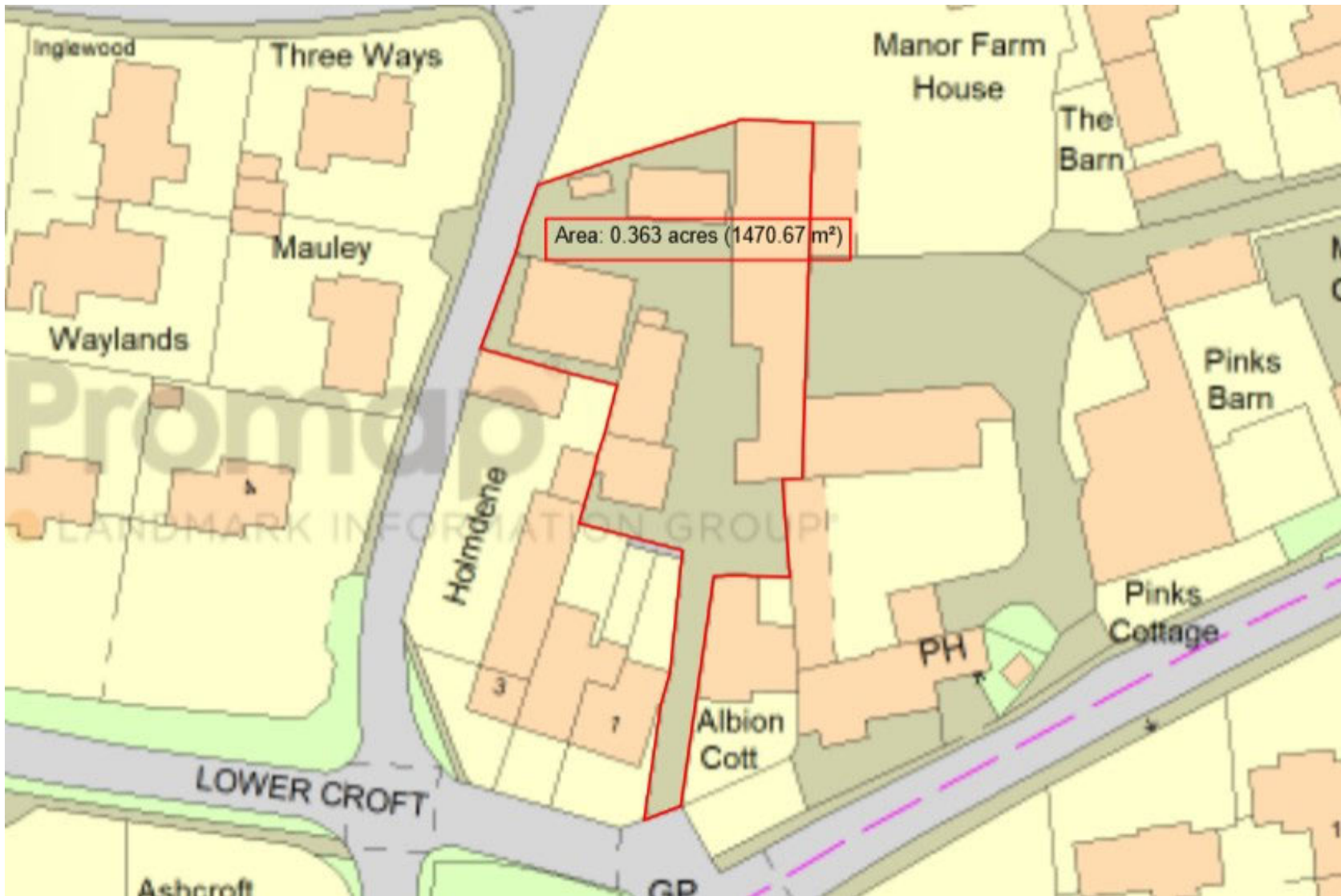
Amendments	Date	By
1. APPROVED UNIT'S CONCRETE WITHIN SET + 1000 X 1000	12.10.18	SR
2. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
3. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
4. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
5. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
6. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
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8. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
9. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR
10. REMOVE EXISTING FENCE + 1000 X 1000	12.10.18	SR

Abberley Design Ltd
architectural solutions
Unit 4 Butts Farm Courtyard
Pouffton Gloucestershire GL7 5BY
Tel: 01285 644460
Email: admin@abberleydesign.co.uk
Drawing no: **12.10.18-28.F**

Date **12.10.18**
Scale **1:100**







2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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E: landandnewhomes@perrybishop.co.uk

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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.

Gloucestershire • Oxfordshire • Wiltshire

