



External finish subject to planning

Cockleford Farm Barn, Cowley, Cheltenham



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A development project with ample opportunity for a buyer to make their mark on a rural barn in a prime Cotswold location.

Planning Information - Cotswold District Council

Planning Reference: 22/01581/FUL

Decision date: 3rd July 2023 (development to be started within 3 years of consent)

Community Infrastructure Levy (CIL): £10,350.82

Cil has 3 payments triggered from commencement.

Existing area: 3,115sq ft (289.44 sq m)

Total area once developed: 4,363sq ft (405.34 sq m)

Permission for:



Offers in excess of: Lot 1: £500,000 Lot 2: By separate negotiation

Tenure: Freehold

Local authority: Cotswold District Council

Council tax band: TBC





Summary of the proposed accommodation

Ground Floor: Hall | WC | Sitting room | Dining area | Living room | Kitchen breakfast room | Snug | Study | Bedroom five | Bathroom

First Floor: Bedroom one with a sitting area, dressing room and en suite bathroom | Bedroom two with en suite bathroom | Bedroom three with en suite shower room | Bedroom four | Family bathroom

Cockleford Barn - Lot 1

A private track leads from the A435 through a belt of trees and on through a pair of gates to the side of this impressive former stock barn that is situated in the corner of its plot. The barn has planning permission to convert to residential use. Consent for five bedrooms and bath/showrooms and three reception areas as well as snug and study too. In all, about 4,360 sq ft of accommodation.

The barn overlooks the owned paddock, which is flanked by owned mature woodland to the rear. The trees and shrubs add to the biodiversity of the property with nut coppices and some fabulous beech trees, as well as providing a screen to the A435. Beside the barn is a hard standing area, once a farm yard, more recently an all-weather riding arena. In all about 2.29 acres.

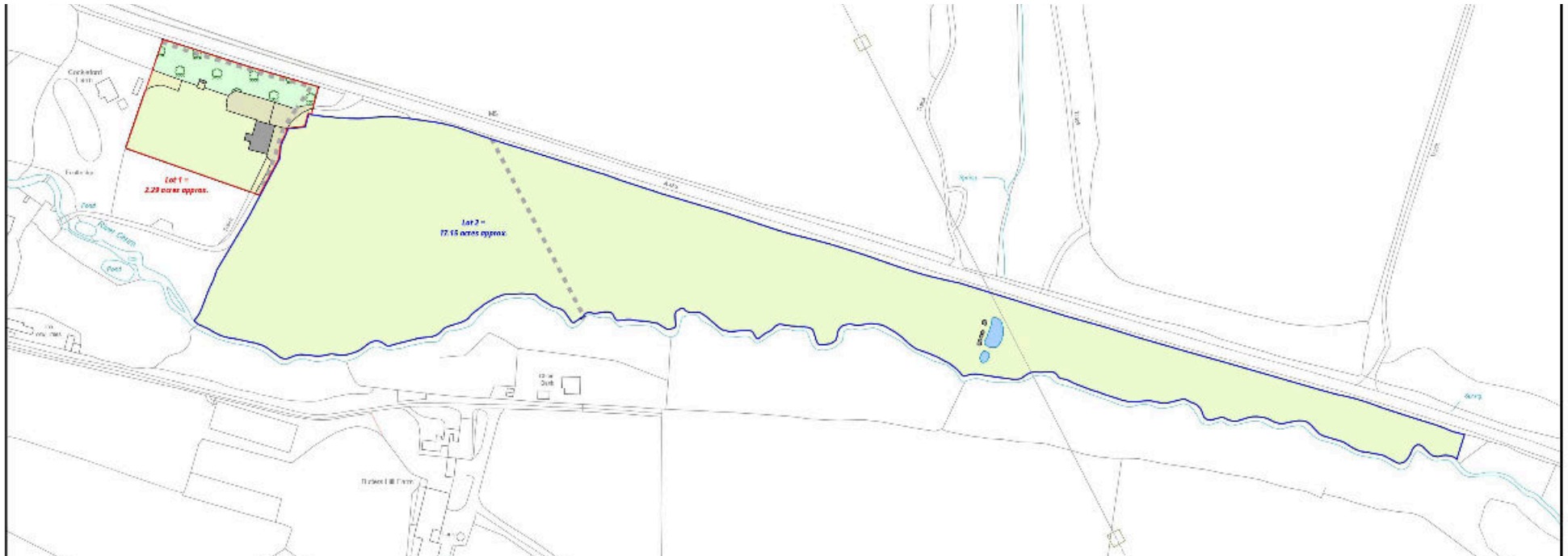
Additional land - Lot 2

Adjacent to the barn and to the east is about 17.15 acres of pasture land. Part or whole of this land could be available by separate negotiation.

Rights of Way

On the land for a sale, a bridle path runs on the far edge of the wooded area and parallel to the A435, as well as down the access track and beyond the barn. The former fish farm building is situated beyond the barn and has access down the track.





Situation

Cockleford is almost equidistance between Cirencester and Cheltenham, between the Cotswold villages of Colesbourne and Cowley villages. In Colesbourne, there is a fuel station with a shop, a post office, a pub and restaurant and an active church.

The nearest primary school is in Cowley, and in Rendcomb, there is a shop, post office, village hall and a doctor's surgery. The larger towns of Cirencester and Cheltenham have an extensive range of supermarkets, shops and services, as well as art, culture and science festivals throughout the year. The property is very well placed for access to the M5 and the M4 motorways, and there are rail services to London Paddington from Kemble, Swindon or nearby Cheltenham Spa.

There are many pubs and restaurants in the area, including the popular Green Dragon, Colesbourne Inn, Seven Springs, Bathurst Arms, and Cowley Manor and Spa, all within a 5 minute drive. The surrounding area also has many sporting opportunities, including golf courses in Cheltenham and Cirencester, horse racing at Cheltenham, Polo in Cirencester Park, first class rugby at Gloucester and an extensive network of footpaths and bridleways across the region.

Services

Mains Water and electricity are connected. Private drainage to be installed.

Distances

Cheltenham 5 miles | M5 Jct 11a 6 miles | Cirencester 9 miles | Swindon 26 miles | Bristol 42 miles (all distances are approximate).

Directions

Postcode: GL53 9NW

What3words: ///squaring.sunbeam.identity

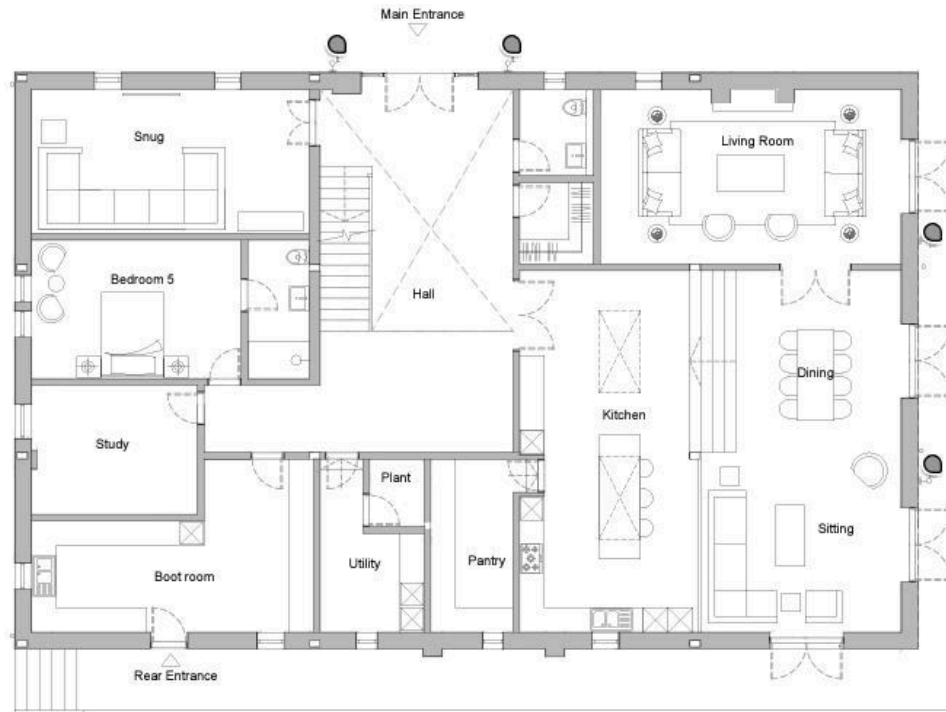


Proposed Floor Plans

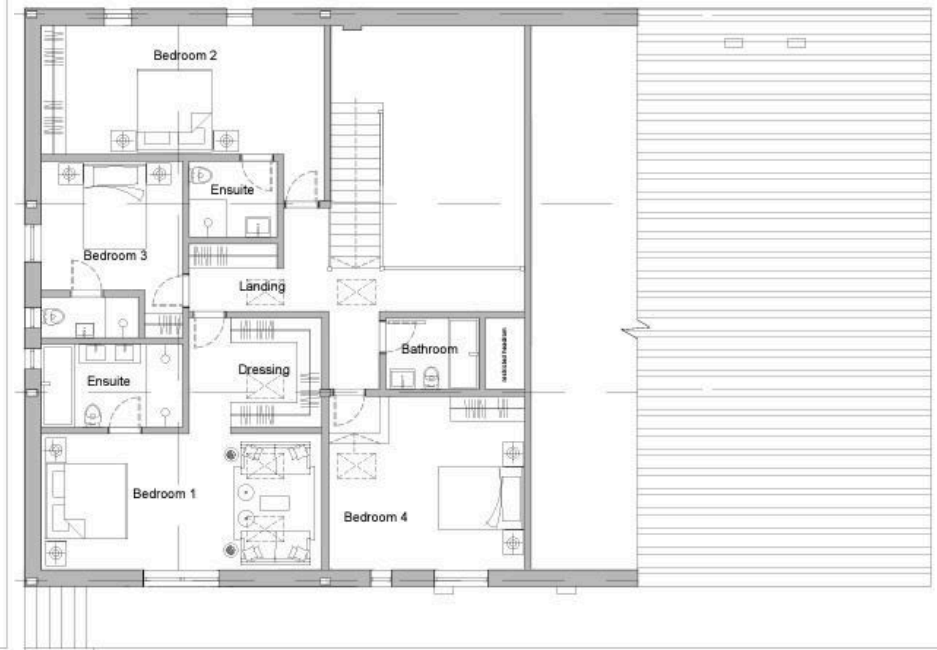
Approximate Gross Internal Floor Area
405.34 sq m / 4,363 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Ground Floor



First Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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