

FOR SALE

On the instructions of Gloucestershire County Council

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PROPERTY CONSULTANTS



Part of the former Watermoor C of E School, Watermoor Road, Cirencester, GL7 1JR

- Former School Building & Playground - 0.22 hectares/0.545 acres.
- Situated on the edge of the central area.
- Alternative use potential - subject to planning.

Summary

Development/Refurbishment Opportunity

- Central predominantly residential area and adjacent to vacant school buildings/site.
- Self-contained site totaling approximately 0.22 hectares/0.545 acres.
- Former school building and surfaced playground.
- Existing access off Watermoor Road.
- Alternative use potential - subject to planning



Location

Location

The property is situated on the edge of Cirencester town centre. The main retail area is approximately 0.5 miles to the north and Bristol Road (A429) is to the south.

The Property has frontage to and access off Watermoor Road (section between The Avenue and King Street). The Holy Trinity Church is adjacent to the northern boundary and Paternoster School is also located in Watermoor Road.

St Michaels Park is directly opposite the property.

**Cirencester
Town Centre**



0.5 miles

Swindon



16 miles

Gloucester



22 miles



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► Accommodation | Planning

Description

The Property was most recently used as part of the former Watermoor C of E Primary School.

The Property, which is accessed via a gated entrance drive off Watermoor Road, includes a small detached single storey structure. The building was previously been used as the Early Years Learning Centre and school kitchen (the main section of the former school is excluded from the sale).

The external areas provide a surfaced car park and an enclosed playground (metal palisade fencing fitted with gates).

Note: The purchaser will be responsible for the re-positioning of the rear boundary palisade fencing.

Area	Sq ft	Sq m
Building - approximate Gross Internal Area.	614	57.05
TOTAL	614	57.05

Land Use	Hectares	Acres
Former school building, car parking and playground	0.22	0.545
TOTAL	0.22	0.545

Planning & Heritage

Assumed established Class F1 use (Learning & Non-Residential Institutions). Alternative uses covered by the classification include exhibition halls, places of worship, libraries/museums and art galleries. Interested parties should make further enquiries relating to existing and proposed uses to Cotswold District Council (01684 295010).

The property, which is situated within a built-up residential area, is in the Conservation Area (Cirencester South).

The site, which is covered by a designation as a Scheduled Ancient Monument (SAM), is immediately adjacent to the Grade II* Listed Holy Trinity Church.



Services | Rates | Terms

Services

We understand that electricity, gas and mains drainage are available in the public highway.

We confirm that we have not tested any service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Interested parties should make their own enquiries of the relevant utility provider in respect of service capacity.

Business Rates

A new assessment will be required as the property was included within the original Watermoor School assessment.

Interested parties should make their own enquiries to the relevant Local Billing Authority to ascertain the exact rates payable. www.voa.gov.uk.

Guide Price

The property is to be sold by informal tender, with offers invited by a submission deadline which will be confirmed during the marketing period.

Any offers should include overage proposals based on 50% of any implemented future higher value planning approvals over a period of 30 years.

Tenure

Sale of the freehold interest (GR369253).

The car park section is subject to a licence. The vendor will terminate the licence prior to completion of a sale.

Legal Costs

Each party is to be responsible for their own professional and legal costs in respect of the proposed transaction.

VAT

No VAT will be charged on the sale price.

Anti-Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed (identification documents to support and enable the conclusion of any transaction).

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: PP/N102216

Date: September 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.