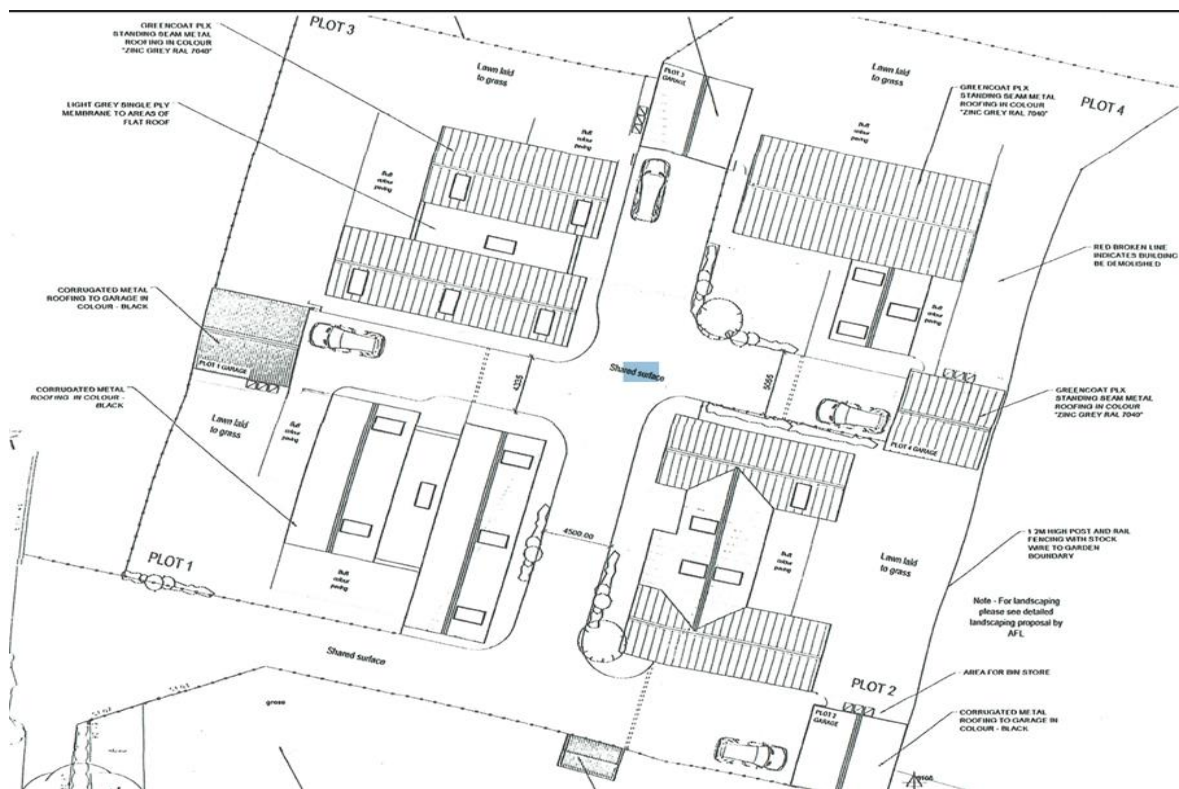


# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors  
**MOAT FARM DEVELOPMENT PLOTS**  
**GOTHERINGTON GL52 9ET**

**FOUR BUILDING PLOTS**  
**WITH 4+ ACRES (1 ACRE PER PLOT)**



- **FULL PLANNING CONSENT 21/01307/FUL + 24/00381/FUL**
- **TWO x 3 BED BUNGALOWS + ONE 6 BED 3 STOREY HOUSE**
  - **+ ONE x 4 BED BUNGALOW**
- **SPECTACULAR COUNTRYSIDE LOCATION**
- **1 ACRE PARCEL OF LAND WITH EACH PLOT**
  - **CENTRE OF VILLAGE**
- **PUBLIC HOUSE & SHOP 3 MINUTES WALK**
  - **CLOSE TO CRICKET CLUB**
- **11,235 SQ FT TO INCLUDE GARAGES**
  - **GUIDE PRICE £1.75M**



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

## LOCATION

The site is in the centre of Gotherington village GL52 9ET. The site can be accessed at the rear of Moat Farm.

## DESCRIPTION

A site with spectacular views overlooking sweeping Cotswold rolling hills. Full planning consent for 3 Bungalows and one Three storey residential house. Each plot would benefit from a garden and an additional 1ac plot of land. Four acres + in total. Planning Reference Tewkesbury Borough Council 21/01307/FUL.

## PROPOSED ACCOMMODATION

**Plot 1)** Three bed bungalow 187.89 Sq M (2022 Sq Ft)  
+ Garage of 39.06 Sq M (420 Sq Ft) Total Combined Area 226.95 Sq M (**2442 Sq Ft**)

**Plot 2)** Three bed bungalow 192.75 Sq M (2074 Sq Ft)  
+ Garage of 39.69 Sq M (427 Sq Ft) Total Combined Area 232.44 Sq M (**2501 Sq Ft**)

**Plot 3)** Three bed bungalow 189.81 Sq M (2043 Sq Ft)  
+ Garage of 39.69 Sq M (427 Sq Ft) Total Combined Area 229.50 Sq M (**2470 Sq Ft**)

**Plot 4)** Six bed three storey house 348 Sq M (3746 Sq Ft)  
+ Garage of 39.69 Sq M (427 Sq Ft) Total Combined Area 354.91 Sq M (**3820 Sq Ft**)

Each Plot can be provided with a garden and an additional one acre per plot (4 + Acres)  
Total Built Area to include garages 11,235 Sq Ft

**PLANNING** Tewkesbury Borough Council **21/01307/FUL + 24/00381/FUL**

**GUIDE PRICE £1.75M**



**View From Site**

### **Please Note:**

**MISREPRESENTATION ACT:** These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**VALUE ADDED TAX:** V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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