

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors
**OLD GLOUCESTER ROAD
CHELTENHAM GL51 0SW
FOR SALE £930K**



- **4 BED DETACHED HOUSE + 2 Acres**
 - **+ 3 BED DETACHED HOUSE**
- **PLANNING GRANTED FEB 2016 FOR A 3 BED HOUSE**
 - **GUIDE PRICE £930,000**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION

The site is located in Hayden which is West of Cheltenham. Access is best gained to the property from Tewkesbury Road where you turn left into Hayden Road. The properties are approximately 7 minutes down Hayden road on the right hand Side.

DESCRIPTION

The site comprises of one two storey 4 Bed detached residential house, one two storey 2 Bed detached residential house and Planning permission for One 3 Bed detached residential house (**16/00141/ful TBC**)

ACCOMMODATION

Barn Close – Net Area 165 Sq M (1776 Sq Ft)

The Cottage – Net Area 165.78 (1784 Sq Ft)

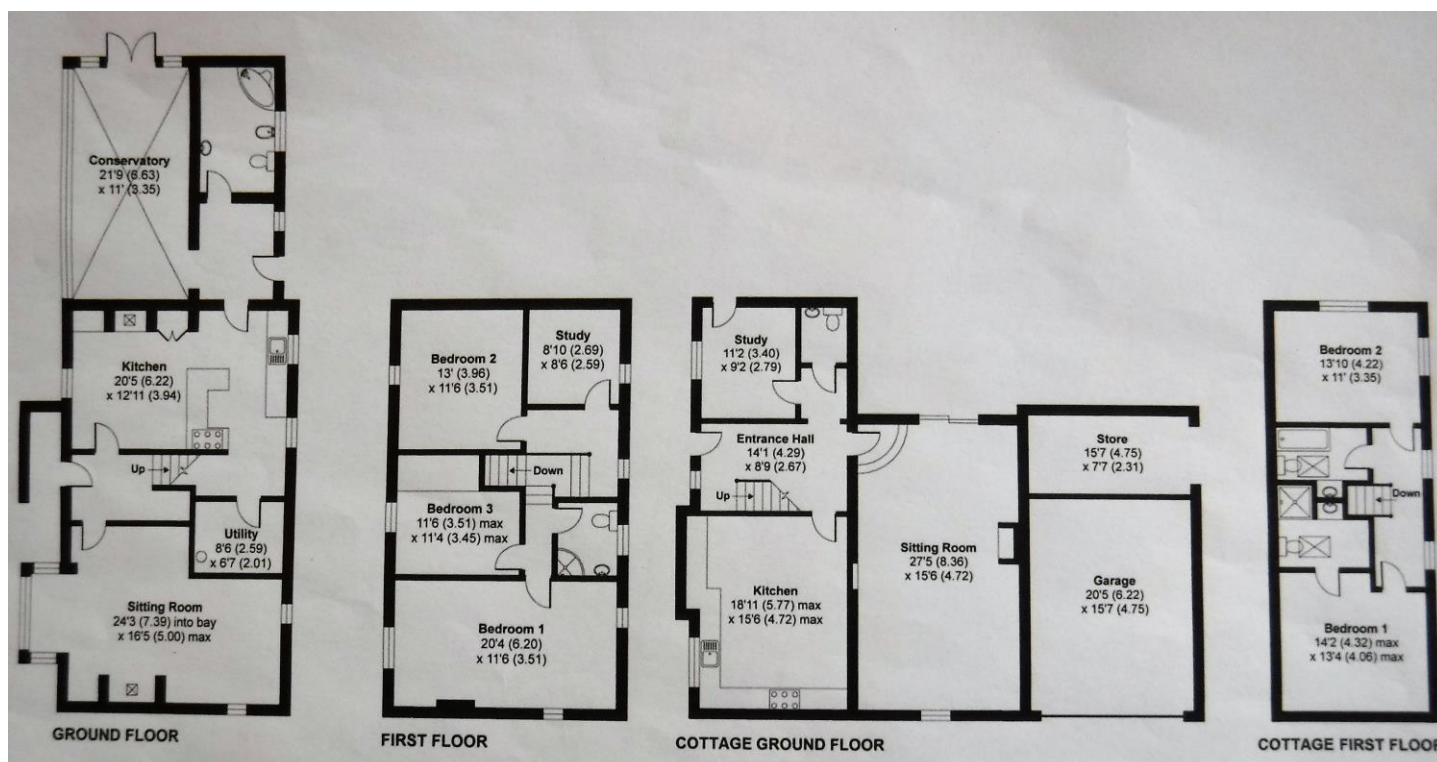
Gross Total Built Area 358.9 Sq M (3864) Sq Ft

PLANNING - Planning permission from Tewkesbury Borough Council 16/00141/FUL

LAND – 2 acres

SERVICES- It is understood that mains water, drainage and electricity are all supplied to Hales Road.

GUIDE PRICE - A guide of **£930,000** is being sought for this 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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