

# DEVELOPMENT OPPORTUNITY

Rendcomb buildings, Rendcomb, Cirencester, Glos GL7 7HD



LAND & DEVELOPMENT



## SITUATION

A rare and unique residential development opportunity on the edge of the rural picturesque Cotswold hamlet of Rendcomb, Gloucestershire with breath taking views of the rolling Cotswold Hills. Rendcomb contains the world renowned Rendcomb College occupying Rendcomb Park, the 12th Century Church of St Peter and a doctors surgery.

Cirencester, about 6 miles to the south, is a popular Cotswold market town which provides a good range of shopping and other day to day requirements. More extensive facilities can be found in the major centres of Cheltenham, Gloucester, Swindon and Bath.

Cirencester also provides access to a number of major highways, including the A417 / A419 dual carriageway which connects the M4 and M5 motorways. Regular train services from Swindon puts London (Paddington) in about 1 hours travelling time.

There are many recreational opportunities available in the area, including golf at Cirencester, Burford and Cheltenham, racing at Cheltenham, Warwick, Bath, and polo at Cirencester Park.

There is an excellent range of schools in the area in addition to Rendcomb College, including those at Cheltenham, Westonbirt and Marlborough.



## RENDCOMB BUILDINGS

Rendcomb Buildings, Rendcomb, Cirencester, Glos GL7 7HD

### CONVERSION OF 3 BARNs TO 2 DWELLINGS AND COMMERCIAL UNIT

#### For Sale by Informal Tender

The consented land extends to  
about 1.71 acres (0.69 hectare)

A rare and unique opportunity to convert three agricultural barns into residential and commercial properties with picturesque views across the rolling Cotswold Hills landscape.

To be sold in one lot.  
For sale by Informal Tender  
**Offers to be submitted by 12 Noon on  
18th May, 2022**  
to AJW Land & Development Ltd



LAND & DEVELOPMENT

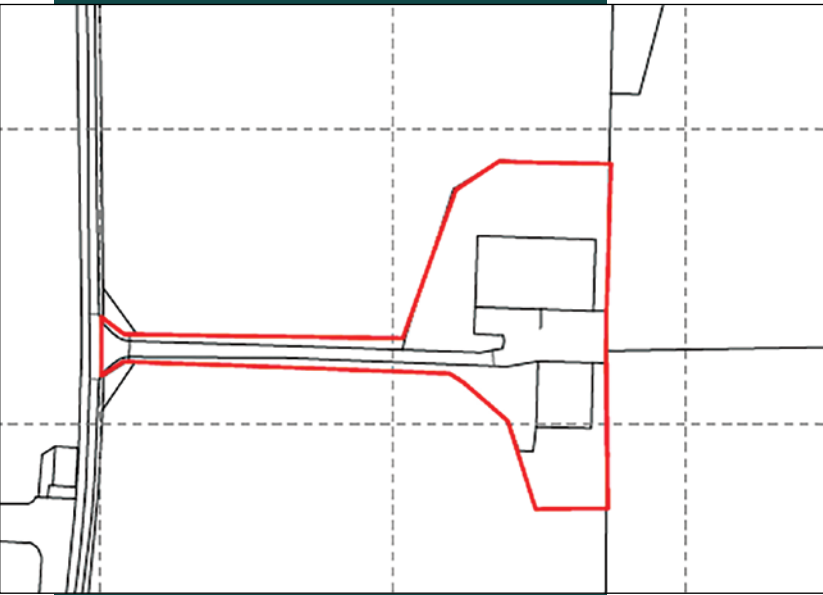


THE PROPERTY

The Property is situated to the North of Rendcomb. It comprises a small farmyard with 3 agricultural buildings set in the rolling hills of the Cotswolds. Vehicular access can be taken to the farm buildings down a singular farm track. The consented land extends to about 1.71 acres (0.69 hectare).

PLANNING CONSENT

Detailed planning permission was granted by Cotswold District Council on 4th April, 2022 (Ref: 21/02074/FUL) for the conversion of three barns into two dwellings, offices and associated works.



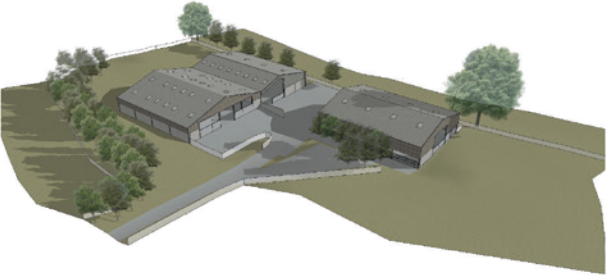
ACCOMODATION SCHEDULE

Barn 1 – 457 m2 of GIA (excludes winter garden, bin/ bicycle store and external terrace)

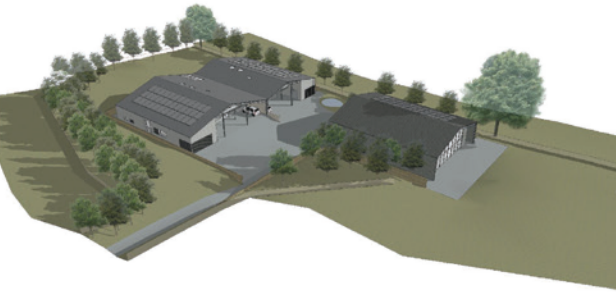
Barn 2 – 425 m2 of GIA (excludes bin/ bicycle store and external terrace)

Barn 3 – 350 m2 of GIA of office and storage space. Parking in addition.

Each dwelling will comprise a large kitchen/diner, utility, shower and boot rooms, office, gym, garaging, four bedrooms of which three have ensembles and a bathroom. Further details are available from the Selling Agents.



EXISTING AERIAL VIEW 01



PROPOSED AERIAL VIEW 01



EXISTING AERIAL VIEW 02



PROPOSED AERIAL VIEW 02

Barns 1 & 2



Barn 3



Barns 1 & 2 Ground Floor



Barns 1 & 2 First Floor





## THE FARMYARD

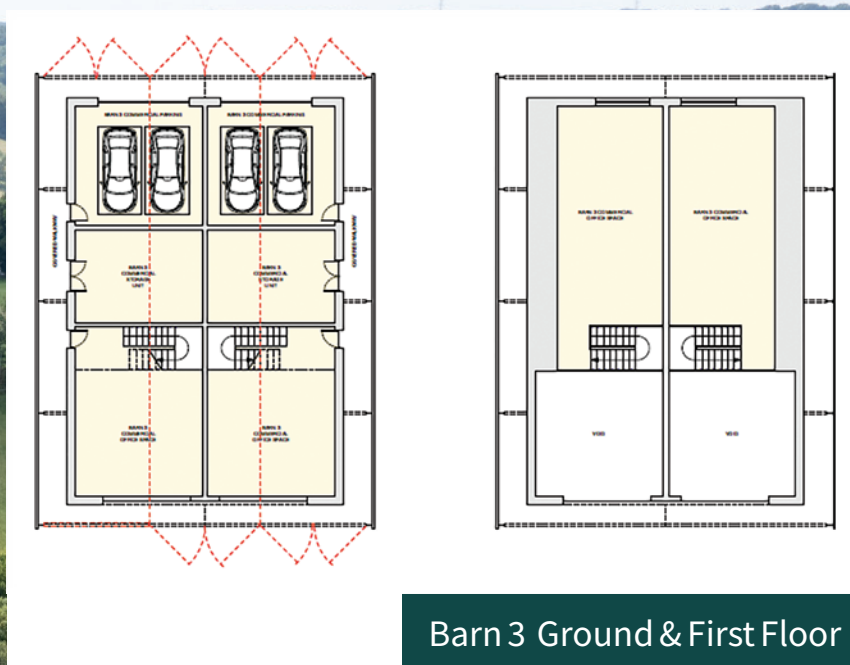
Barn 1 – (22.3m x 24m) 4 bay steel portal framed building constructed of part concrete block part Yorkshire Boarding clad under a pitched fibre cement sheet roof.

Barn 2 – (17.45m x 24m) 4 bay steel portal framed building constructed of part concrete block part metal cladding under a pitched fibre cement sheet roof.

Barn 3 – (18.81m x 24m) detached 4 bay steel portal framed building constructed of part concrete block part Yorkshire Boarding clad under a pitched fibre cement sheet roof.

## BARN 3 - COMMERCIAL

Barn 3 will comprise a mixture of offices, storage rooms and parking allowing for multiple lettings. The combined converted total net internal area is 442 square metres. There is the potential to re-visit the planning consent for converting into office/ storage use into a residential dwelling in the future.



Barn 3 Ground & First Floor

## METHOD OF SALE

Prospective buyers are invited to submit offers to AJW Land & Development Ltd by **12 Noon on Wednesday 18th May, 2022**. Written offers should be submitted in a sealed envelope and sent to AJW Land & Development Ltd, Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES and titled “For the attention of Mr. A.J. Wright – Barns at Rendcomb”. Emailed offers should be sent to [anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk).

## CONDITIONS OF SALE

As part of the sale, the buyer will be required to adhere to certain conditions and terms (to be agreed), to include:

- The buyer will enter into an Overage Agreement on Barn 3 for change of use to residential. Prospective buyers are required to state the terms of the overage as part of their offer. Payment of the Overage will be made on the grant of planning permission free of challenge. A 30% Overage will remain in place for 20 years.
- The Seller will provide on retained land a connection point for mains electricity.
- The Seller will remove all live and dead farming stock on the Property prior to completion.
- The buyer will erect stock proof fencing along the boundaries of the property within one month of completion.

## SERVICES

Mains water is available on the Property. Mains electric will be provided by the Vendor to the boundary of the property (location to be agreed). Prospective purchasers are required to seek their own investigations into other utilities and services.

## COMMUNITY INFRASTRUCTURE LEVY

The buyer will be responsible for the Community Infrastructure Levy (CIL) Charge.

## SECTION 106

Section 106 payments or affordable housing requirements do not form part of the planning permission.

## RIGHTS AND EASEMENTS

The property is sold subject to any existing rights of way, drainage, water and other rights, easements and incidents of tenure affecting the sale and all easements and wayleaves in connection with all electric or telephone wires, pipes, cables, stays etc. as at present erected on or passing over the property and subject to all existing and all pending agreement if any affecting the same.

## TENURE AND POSSESSION

The property is freehold with vacant possession.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel: 01285 623000.

## VAT

VAT will not be charged on the sale price of the property.

## SELLERS SOLICITOR

Loxley Solicitors, Langford Mill, Charfield Road, Kingswood, Wotton-under-Edge GL12 8RL. Tel: 01453 700620. FAO. Mr Pierre Bell

## VIEWING

By appointment through the Selling Agents (01666 318992). Cattle maybe occupying the farm buildings. Prospective buyer are not permitted to enter into the buildings when cattle are present.

**Old Barn, Rodbourne Rail Farm, Rodbourne,  
Malmesbury, Wiltshire SN16 0ES.  
[anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk)  
[www.ajwlanddevelopment.co.uk](http://www.ajwlanddevelopment.co.uk)  
01666 318 992 07552 044 742**





LAND & DEVELOPMENT

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: April 2022.