

ADAMS
Estate Agents

GUIDE PRICE
£160,000
St Margarets Road
Alderton GL20 8NN

THE PROPERTY

Sold (stc) by Adams

This exceptional building plot, situated in the heart of Alderton on the edge of the Cotswolds, offers a rare opportunity to construct a bespoke, detached three bedroom residence.

Representing a compelling proposition for self-builders and boutique developers alike, the plot is situated in an established residential setting near the historic St Margarets Church. The approved plans (23/00720/FUL and 25/00008/NMA) provide for a substantial two storey home designed with a focus on light and modern flow. The layout features three double bedrooms and generous ground floor living spaces, all designed to sit harmoniously within this mature village location.

The project has been carefully refined to ensure a contemporary internal layout while utilising traditional materials that complement the village's character. This ensures the new dwelling will offer the benefits of modern construction and thermal efficiency without compromising its picturesque surroundings.

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ADDITIONAL INFORMATION

Tenure: Freehold. Council Tax: Not yet rated. Property Construction: Building plot with full planning for a detached dwelling.

Planning: Tewkesbury Borough Council refs: 23/00720/FUL & 25/00008/NMA.

Utilities: Water & Sewerage: None currently connected; mains understood to be available nearby. Electricity: None currently connected; mains understood to be available nearby. Heating: None (Proposed for modern high-efficiency systems).

Broadband: Standard, Superfast (FTTC), and Ultrafast (FTTP) available in the village (Source: Ofcom). Mobile: Likely "Good" outdoor coverage across major networks (Source: Ofcom).

Flood Risk: Flood Zone 1 (Low Risk). "The site is located in Flood Zone 1 and is shown to be at very low risk of surface water flooding on the Environment Agency's Long Term Flood Risk Map. There is higher risk of surface water flooding closer to the watercourse, the dwelling has been located outside of this area." TBC Land Drainage Advice.

Conservation Area: No.

Covenants/Easements: None currently known to the vendor (excluding standard utility easements).

AML: The successful purchaser will be required to provide verified ID and source of funds prior to solicitors being instructed.

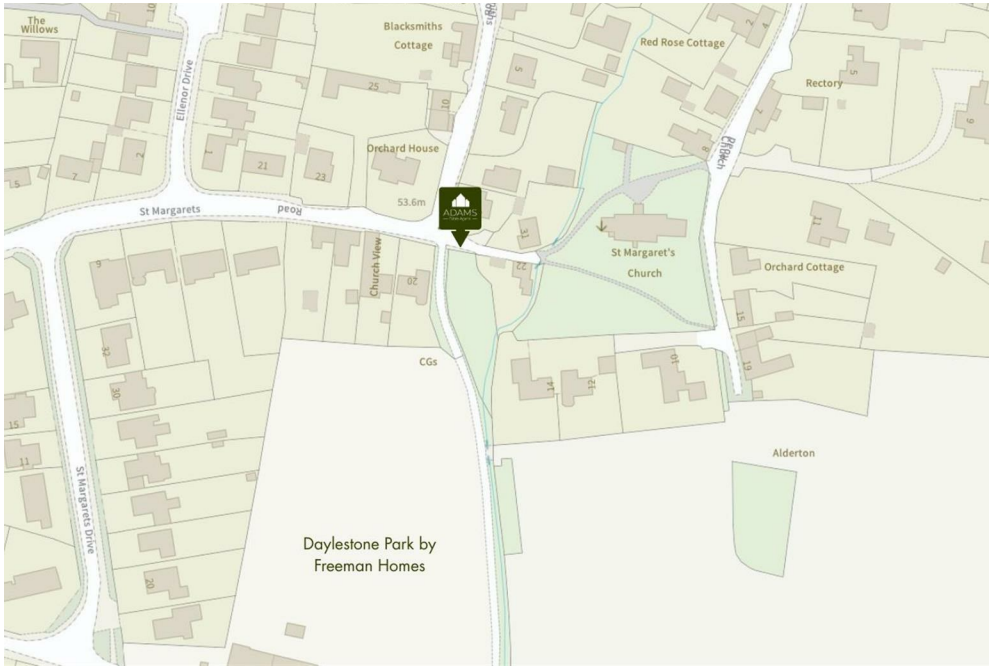
Computer Generated Images (CGI): These images are intended for illustrative purposes only and serve as a visual guide to the potential finished dwelling based on the approved planning permission. These CGIs are an artist's impression and do not constitute a warranty or part of any contract. External finishes, landscaping, and final specifications are indicative and subject to change and nearby buildings and boundaries are not shown to allow viewable angles. Prospective purchasers must satisfy themselves regarding the site's suitability and refer to the full planning documents (Ref: 23/00720/FUL and 25/00008/NMA) available via Tewkesbury Borough Council's portal.

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Set at the foot of Alderton Hill on the edge of the Cotswolds and just 4 miles north-west of Winchcombe, Alderton is a quintessential English village offering a perfect blend of rural charm and modern convenience. This vibrant community is ideal for families and commuters, located just 7 miles from



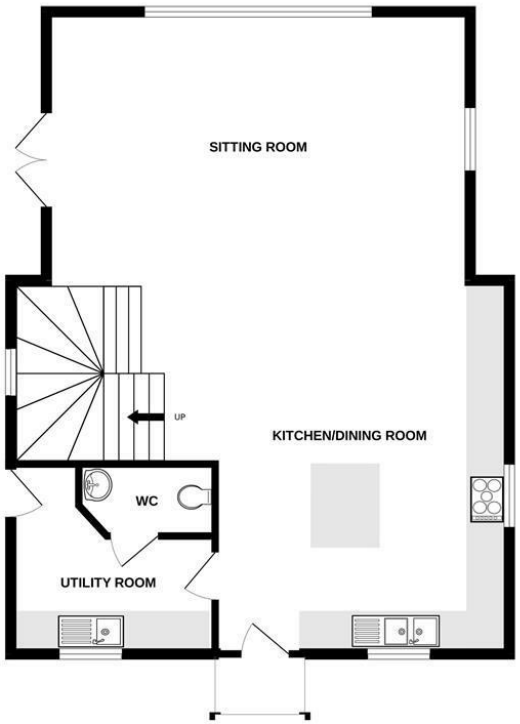

The Willows
Blacksmiths Cottage
Red Rose Cottage
Rectory
Ellenor Drive
Orchard House
St Margarets Road
53.6m
St Margaret's Church
Church View
Orchard Cottage
CGs
Alderton
St Margarets Drive
Daylestone Park by Freeman Homes



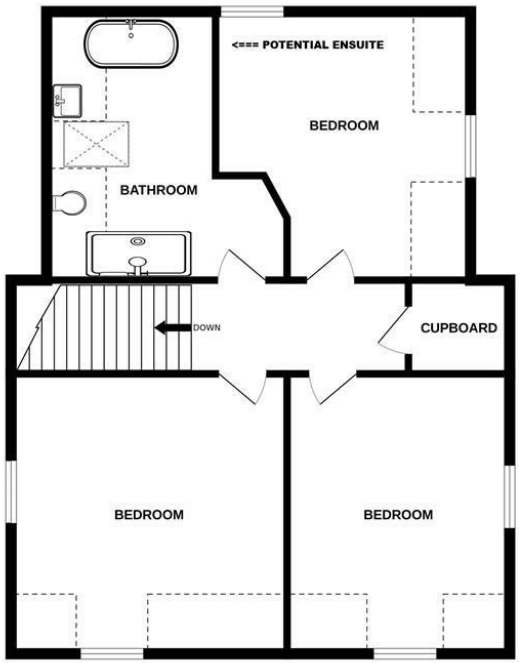




GROUND FLOOR



1ST FLOOR



BUILDING PLOT ADJACENT TO 22, ST MARGARETS ROAD, ALDERTON, GL20 8NN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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