

# FREEHOLD FOR SALE

The Old School, Stretton-on-Fosse GL56 9SA

October 2023



**Existing Commercial Use** (historic planning permission)

**Potential for Residential Development**

**Asking Price: £450,000**

*Subject to Contract*

## BANKIER SLOAN

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

reception@centre-p.co.uk, www.centre-p.co.uk

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### Existing Commercial Use (historic planning permission) Potential for Residential Development

**Accommodation:** We have received instructions to market this unique freehold property located in the centre of Stretton-on-Fosse, a Warwickshire village situated between the towns of Moreton-in-Marsh and Shipston-on-Stour.

We are expecting to be able to make available shortly a plan of the existing premises but it will interest potential purchasers that the Valuation Office (for business rates purposes) show the ground floor area totalling 1,570 sq ft. See <https://www.tax.service.gov.uk/business-rates-find/valuations/start/178849237>

Once the village school, this property sits back from the roadway, with a substantial court yard to the front measuring approximately 3,500 sq ft. The premises are within the Stretton-on-Fosse conservation area. See <https://www.stratford.gov.uk/doc/175149/name/Stretton%20on%20Fosse%20A4P.pdf/>

We believe these premises will offer accommodation to a variety of potential occupiers. We anticipate interest from those who will benefit from the existing planning, as well as developers or owner occupiers seeking a change of use.



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**Freehold:** We are expecting to achieve offers in the region of £450,000 (four hundred and fifty thousand pounds), but all offers will be considered. We are happy to consider offers subject to planning.

**Measurements:**

Former main school hall	480 sq ft (16ft x 30ft)
Former classroom	294 sq ft (21ft x 14ft)
Corridor	66 sq ft (11 ft x 6ft)
Modern extension	576 sq ft (24ft x 24ft)

**Rateable Value:** These premises have a rateable value of £6,000, and therefore if this is an occupiers only commercial premises in England, no rates will be payable under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2023\\_2024\\_.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2023_2024_.pdf)

**Legal Fees:** A purchaser will be asked to contribute £1,000 plus VAT towards our client's legal costs, this to be paid as solicitors are instructed.

**Asbestos Report & EPC:** An asbestos report will be commissioned. As we believe the property will be re-developed in some form by the purchasers we do not anticipate requiring an EPC.

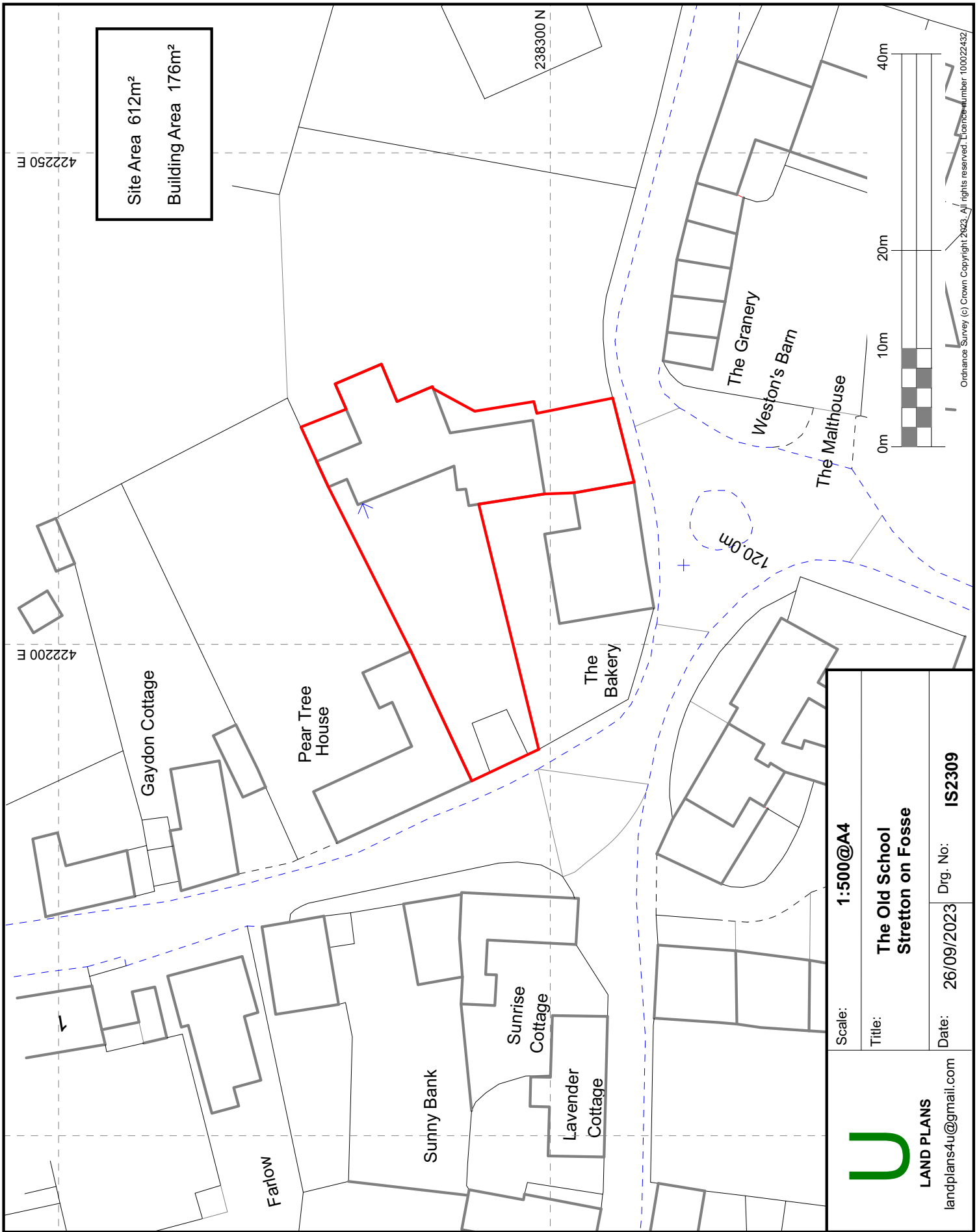
**Viewing:** All viewings must be arranged via Bankier Sloan.

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Additional photographs



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