

PROPERTY FOR SALE COTSWOLDS

FREEHOLD FOR SALE

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



**Existing Commercial Use (historic planning permission)
Potential for Residential Development Asking Price: £450,000**



Existing Entrance



Additional Road Frontage

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.

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.

For full details please see

[https://www.centre-p.co.uk/Freehold for Sale Stretton on Fosse.pdf](https://www.centre-p.co.uk/Freehold%20for%20Sale%20Stretton%20on%20Fosse.pdf)

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