



## St Bartholomews Church, Newington, Tetbury, GL8 8UE

**Guide price £300,000**

St Bartholomew's Church is a redundant Grade II small Anglican church set in area of outstanding natural beauty in the heart of the Cotswolds founded in the 12th Century with Norman History before being closed in 1978.

Approximately 2,355 square feet, situated within 0.61 acres/ 0.21 hectares or thereabouts.

FOR SALE BY TENDER



**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**DIRECTIONS**

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**RIGHTS OF WAY**

There Right of way can be shown highlighted in blue on the plan

**The Property**

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Approximately 2,355 square feet, situated within 0.61 acres/ 0.21 hectares or thereabouts.

A right of way has been granted across the front entrance of the driveway (shown blue on the plan)

Previous planning consent has been granted to convert the redundant church into a dwelling, (please see application numbers below)

**LOCAL AUTHORITY**

<https://www.cotswold.gov.uk/>

**PLANNING**

12/03388/LBC- Conversion of redundant Church into dwelling

12/03387/FUL- Amendment to planning permission

15/01/705/COMPLY- amended works to listed building with compliant and conditions

21/0133/TPO- 6 trees are identified and have ash die back which are to be felled on the lane to the north of the footpath to the northeast.

**TENURE**

Freehold with vacant possession – GR133914

**AGENTS NOTE**

There is a £2,000 plus VAT Buyers fee payable to Nancekivell & Partners upon completion.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

