



## Development Site

Market Square, Stow on the Wold, Gloucestershire, GL54 1BL

Cotswolds Town Centre Commercial & Residential Development Site - Freehold Offers Invited





## Key Features

- Attractive period building overlooking the busy Market Square.
- Adjoins a range of good quality retail occupiers, bars and boutique hotels.
- Total net internal area of 2697 sf over 3 floors and basement.
- Change of Use and Listed Building Consent for conversion to hotel accommodation for 8 letting bedrooms.
- Will be of interest to retail and hospitality operators, residential and commercial developers.

## Location

The former estate agents office, fronts onto the south eastern corner of Market Square at its junction with Digbeth Street in the centre of the bustling attractive Cotswolds market town of Stow on the Wold. The Market Square features a variety of good quality retail outlets including Scotts of Stow, Fat Face, Fairfax and Favor, The Crock, Trespass, Sam Wilson and Crew Clothing. In addition, there are a range of pubs, boutique hotels, restaurants and cafes. A local farmers market is also held regularly on the Square.

## Description

The property is mainly of early 19th Century 3 storey stone construction, beneath pitched concrete tile roofs, including 3 gabled dormers, with similar 2 and single storey extensions to the rear, probably dating back to the 17th Century. The premises enjoy an extended frontage to the Market Square and also will have the benefit of 2 parking spaces within the car park to the rear of the property which will be accessible via an arched accessway from Sheep Street.

## Accommodation

- The ground floor is laid out to comprise a reception/ office with full frontage to Market Square, with various smaller former offices and storage rooms leading off a central hallway/corridor. In addition, there is a covered courtyard/yard to the rear.. The net internal area is 112 sqm, 1209 sf.
- The first floor provides 2 principal offices overlooking the Square with 2 further offices immediately adjoining, with stores, lavatory, kitchen and elongated office accessible from the landing. The net internal area is 88 sqm, 944 sf.
- The second floor comprises 4 separate offices/rooms. The net internal area is 50 sqm, 544 sf.
- Basement comprises storage with drop to front. The net internal area is 18 sqm, 194 sf.
- Total Net Area excluding the basement equates to 250sqm, 2697 sf.
- The property is in need of refurbishment but incorporates a range of original features and is suitable for a variety of commercial, hospitality and residential uses.

## Tenure

The property is held freehold under Title number GR104340. The title is to be split to allow the sale of the property and will include rights to use 2 car parking spaces directly to the rear of the building with access from Sheep Street over the retained land of the Seller.

## Services

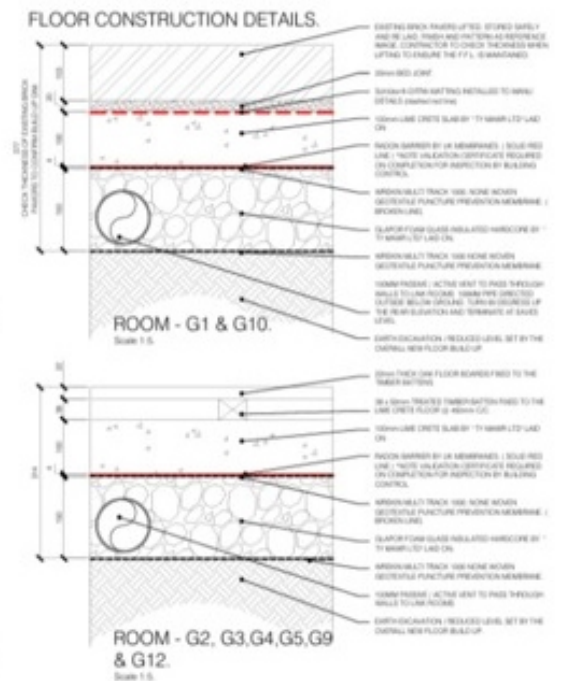
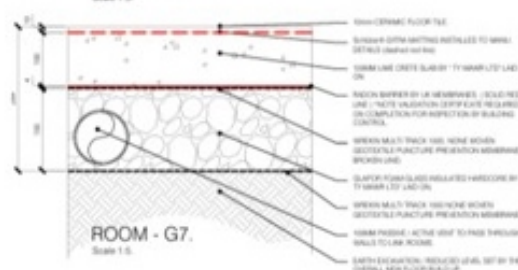
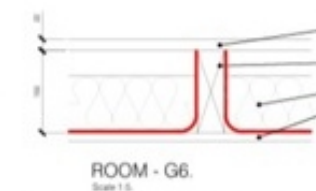
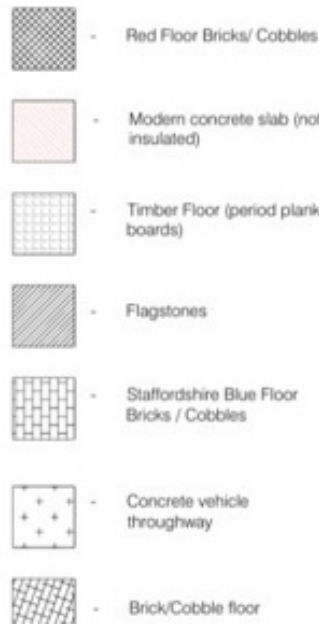
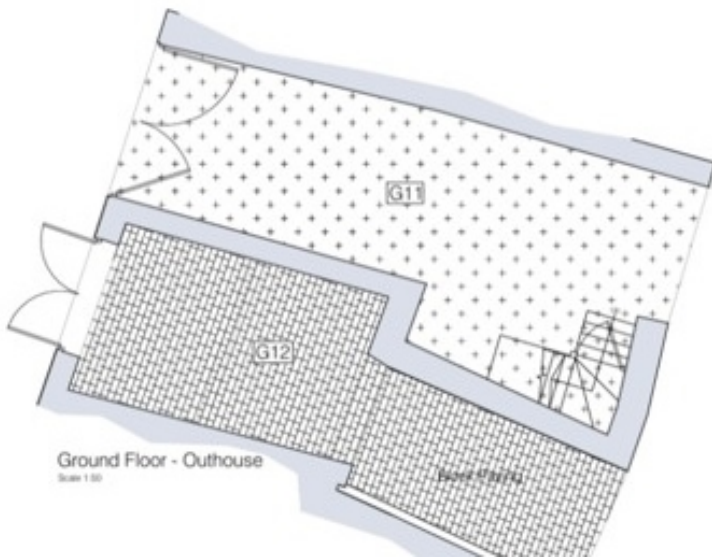
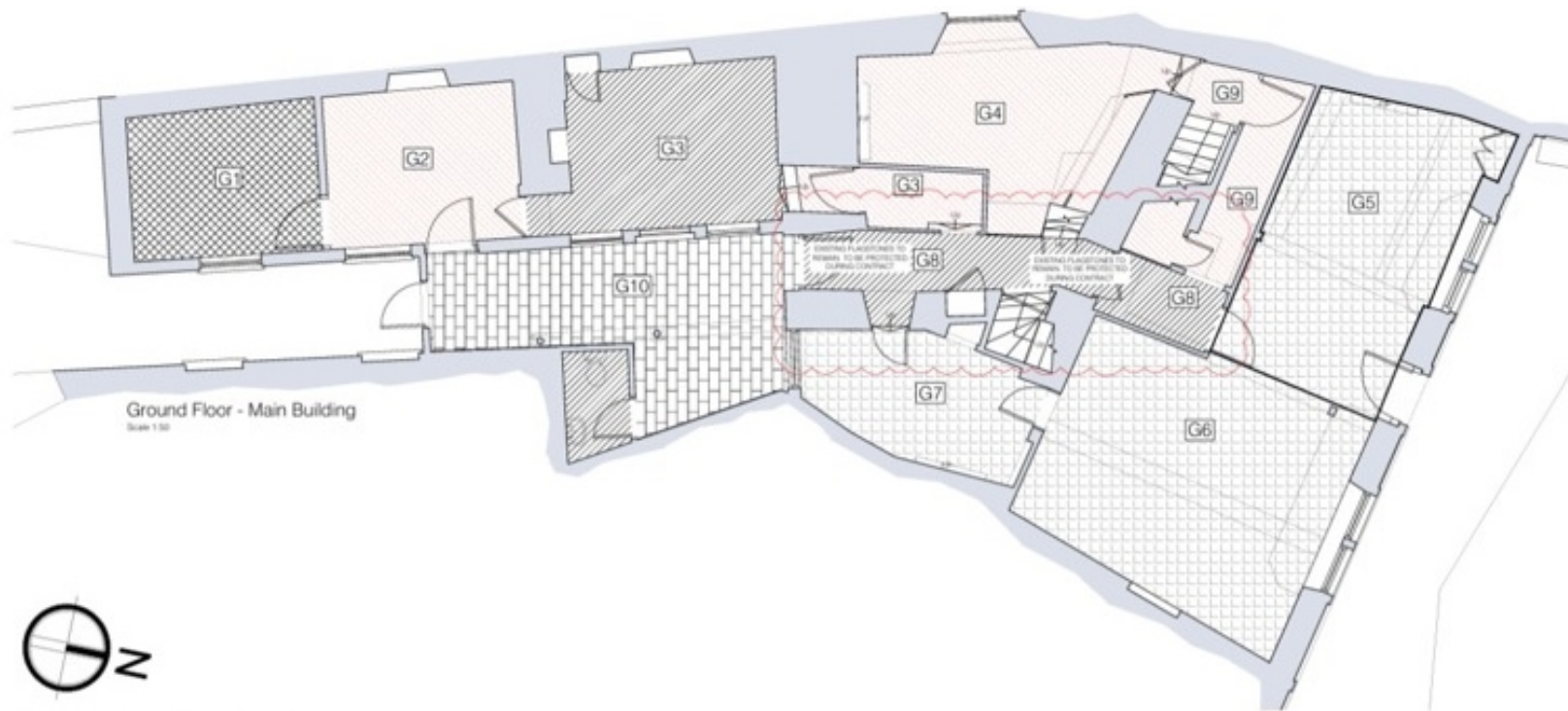
We believe that all the main services are available to the site, but prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for the proposed development.

## Town and Country Planning

The property is Grade II listed, within Stow on the Wold and Mangersbury Conservation Area, and in an Area of Outstanding Natural Beauty. Change of Use and Listed Building Consent were obtained in 2023 for Change of Use from retail and offices to hotel accommodation with internal alterations to provide a total of 8 letting bedrooms under application no - Cotswold District Council APPLICATION REF 22/00769/FUL.

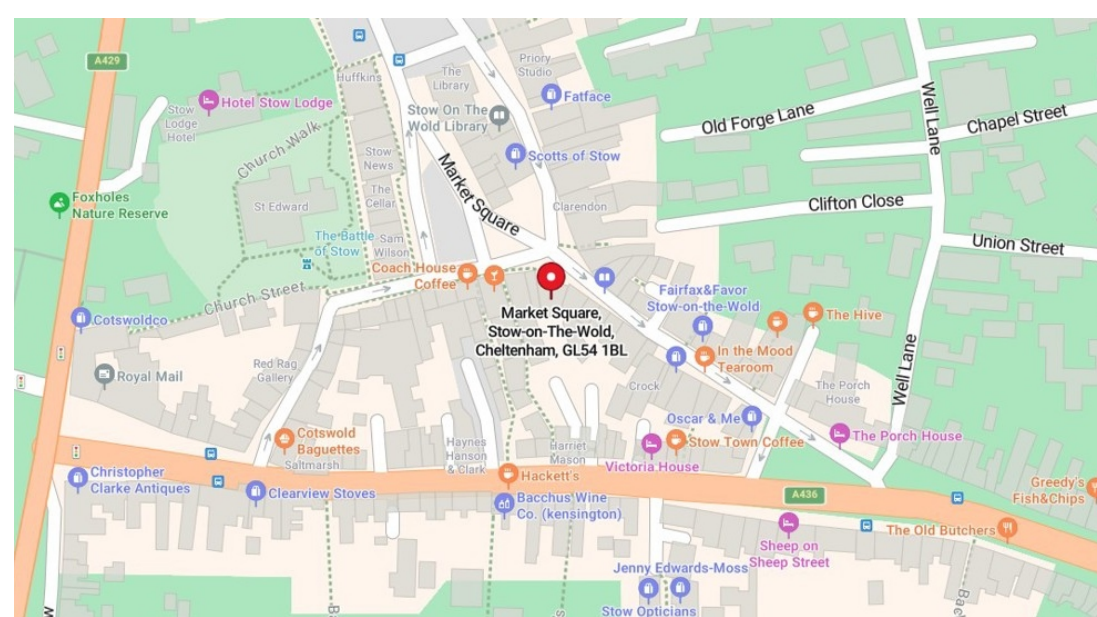
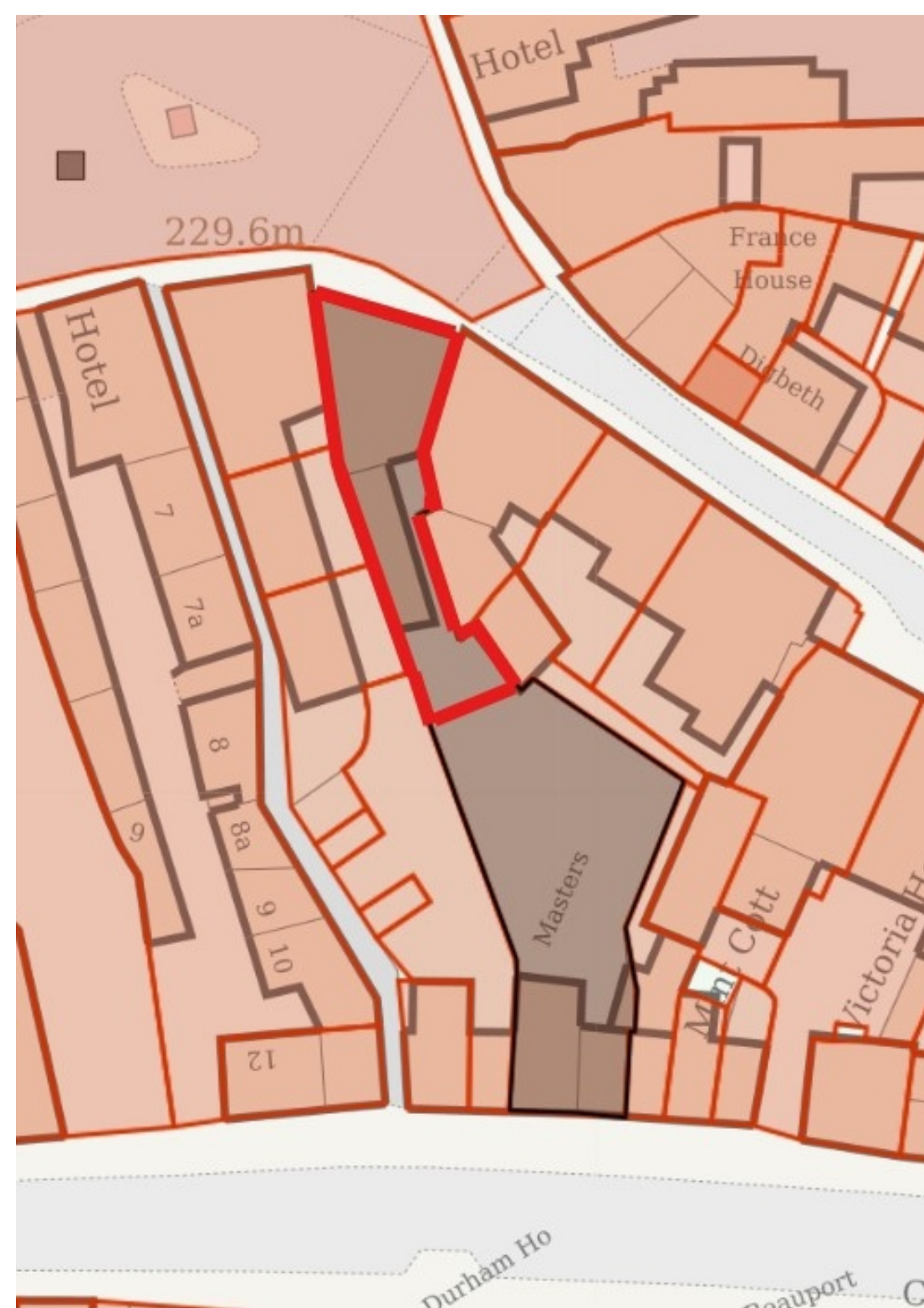






Note: Please see dwg. 120 & 311

Youngs & Co.  
The Square  
Stow on the Wold  
G54 1BL  
Planning Drawing  
Ground Floor - Existing Floor Construction



## Business Rates

The property is not assessed for rates at present.

## EPC

An EPC will be made available to inspect. The property has an EPC rating of Band E.

## Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

## Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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