



For Sale

Development Opportunity

Former Club Building and Site

Royal British Legion, New Road, Moreton-In-Marsh, GL56 0AS



- 0.7 Acres (0.28 Ha)
- Town centre location
- Opposite mainline railway station
- Suitable for development subject to consents

Royal British Legion, New Road, Moreton-in-Marsh, GL56 0AS

Location



The subject is situated on New Road approximately 150m east of Moreton-in-Marsh town centre. New Road provides the principal link between High Street and Moreton-in-Marsh train station. Moreton-in-Marsh is an affluent area located in the Cotswolds.

Moreton-in-Marsh is one of only two towns with a train station in the Cotswolds with direct rail services to London Paddington available with a journey time of approximately one hour forty-five minutes. Additionally, Moreton-in-Marsh is the retail centre for the Cotswolds, offering a range of local and boutique shops.

Description

The property comprises a two-storey vacant club building and a large adjacent car park. It occupies a prominent position and is highly visible from the railway station and surrounding roads. The subject comprises a roughly rectangular and level site bound to the southwest by New Road with a return to Station Road and by residential property to the north and west.

Accommodation

The approximate dimensions and area of the site, which have been scaled from the Ordnance Survey Plan, are:

Site		
Frontage to New Road	71.93 ft	236 m
Site Depth	39.64 ft	130 m
Site Area	0.28 ha	0.70 acres

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is described as 'Club house and Premises' and has a 2017 rateable value of £10,000.

Terms

The property is available freehold and offers are invited on a conditional or unconditional basis.

If a conditional offer is made it will need to include the following information:

- A block plan of the proposed scheme showing unit type, density, access etc.
- Proposed timescales to satisfy conditionality.
- Detail any enquiries made with the LPA
- Other information sufficient to allow evaluation of the proposal
- Deposit – 10% non-refundable deposit is expected

Planning

We understand the site is suitable for a range of development approaches subject to planning permission. Interested parties are advised to make their own enquiries with the local planning authority.

Information Pack

A brief information pack including title documents is available upon request from the agents.

Guide Price

Offers are invited in excess of £650,000.

Viewing and Further Information

Further information is available by contacting the sole agents:

Roxine Foster
Lambert Smith Hampton
0117 914 2011
07834 626024
rfoster@lsh.co.uk

Peter Musgrove
Lambert Smith Hampton
0117 914 2013
07841 684906
pmusgrove@lsh.co.uk

September 2017

**Lambert
Smith
Hampton**

0117 926 6666
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.