



**REDBRICK**  
ESTATES

Starveall Cottage Corndean Lane  
Winchcombe  
Cheltenham  
Gloucestershire.  
GL54 5NL

850,000



- Development Opportunity
- 21 Acres Approx
- Potential 5 Bedroom Property



Ref: PRA10083

## General Description

This is a unique opportunity to acquire a detached property of some 1650ft<sup>2</sup> with permitted development rights to increase to over 8000ft<sup>2</sup> in an unrivalled elevated position overlooking the historic town of Winchcombe on the north side of Cheltenham.

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## Accommodation

### The Property

The property is ideally suited to an individual wishing to design and construct a showpiece landmark property in a secure and stunning location, without the need for full detailed planning application.

Starveall Cottage is constructed of local Cotswold stone and is in need of internal refurbishment to form a magnificent imposing and envied family home set in approximately 21 acres.

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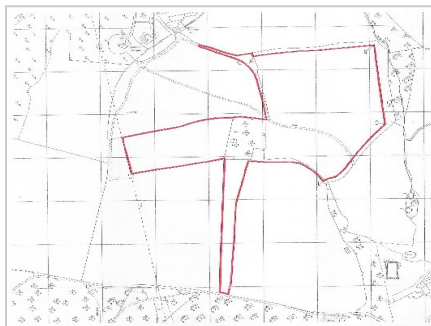
## Services

### Tenure

We are informed that the tenure is Not Specified

### Council Tax

Band Not Specified



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*