

Minchinhampton

The Lemon Field, south of Friday Street, Gloucestershire GL6 9JL

- **A Freehold Site**
- Extending to Approximately 0.37 Hectares (0.91 Acres)

Vacant Possession

**DISCLOSED RESERVE
NOT TO EXCEED £175,000**



To View

The property will be open for viewing on Tuesday 10th and Friday 13th October between 11.00 a.m. – 12.00 p.m. and Wednesday 11th October between 10.00 – 11.00 a.m. These are open viewing times with no need to register.

Joint Auctioneer

Andrew Watton Property Consultants
(Ref: Andrew Watton).
Tel: 01453 753753.
Email: admin@andrewwatton.co.uk

Seller's Solicitor

Messrs OGR Stock Denton
(Ref: Stephen Goldberg).
Tel: 0208 349 0321.
Email: sgoldberg@ogrstockdenton.com

VACANT – Freehold Site



Tenure

Freehold.

Location

Minchinhampton is an ancient market town approximately 4 miles to the south-east of Stroud in the Cotswolds. The property is bound by Friday Street, Tetbury Street and High Street within the heart of Minchinhampton. High Street offers a range of local, national and boutique retailers. The town has its own doctors surgery, library, dentist, school and youth club. Nearby is Minchinhampton Common, a site of special scientific interest which is managed by the National Trust.



Description

The property comprises a broadly rectangular site of mostly grassland. The site extends to approximately 0.37 hectares (0.91 acres) and is accessible from Friday Street.

Accommodation

Site Area Approximately 0.37 Hectares (0.91 Acres)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.