For sale by formal tender

Tenders to be received by 12 noon on Wednesday 27th July 2016

(Tenders to be submitted to the Wotton-under-Edge Office)

Former ambulance station for redevelopment.
SITE AREA-595M²
Marment Road, Cam, GL11 6HF

Guide Price: Excess £150,000

A detached brick building with yard, set in a central location within the village of Cam, with residential/commercial redevelopment potential (STP).
PLANS AND PARTICULARS
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

DESCRIPTION
The former Cam Ambulance station is set within a plot extending to approx. 595 m². Located in the heart of the village of Cam, the property comprises a double storey main building with a pitched roof and a single storey extension to the western elevation with a flat roof.

There is a further smaller single storey extension to the eastern elevation also with a flat roof. There are four large openings to the front that lead to the tarmac parking and yard area that surround the property.

This property is considered a fine opportunity for redevelopment, either for commercial or residential uses.

ACCOMMODATION
The accommodation briefly comprises: lobby (3.43m x 4.13m), hallway (2.75m x 0.90m), shower room (2.10m x 1.47m), kitchen (3.41m x 2.76m), W.C. (2.10m x 1.14m), inner hall (4.31m x 1.19m), store (1.8m x 2.4m) 2nd W.C (1.18m x 2.4m), office (3.6m x 3.9m), store room (1.48m x 3.2m), store room (1.63m x 3.03m), rear hallway (3.30m x 1.37m) and vehicle bay (6.3m x 6.87m). The roof space extends to approx. 6.8m x 6.7m with full head height.

SITUATION
The nearby towns of Dursley and Cam offer a wide range of everyday facilities, services and sports clubs. The larger regional centres of Bristol, Bath and Cheltenham are easily accessed via Junction 18 of the M4 (20 miles) and Junction 13 of the M5 (4 miles) all suitable for commuting or schooling. There is a main line railway station at Cam providing regular services to Bristol and London Paddington and Birmingham. Cam offers local facilities that include Cam Hopton, Everlands and Woodfields Primary Schools, Tesco supermarket and doctor’s surgery. Within a short walk is a convenience store and award winning butchers.

SERVICES
Mains water, gas, drainage and electricity are available on site.

LOCAL AUTHORITY
Stroud District Council: 01453 766321

TENURE
Freehold with vacant possession

OVERAGE PROVISION
The sale does not include any overage provisions or restrictions.

ENERGY PERFORMANCE CERTIFICATE
EPC rating D – the certificate is available to download separately.

EASEMENTS, COVENANTS AND RIGHTS
The property is sold with any rights, easements or other incidents of tenure which affect it. The property is sold subject to all rights, title and interest.

PLANNING
The property is within a tier one settlement in the Stroud District Local Plan. Prospective purchasers are advised to make their own investigations with Stroud Planning Department

BUYER'S ADMINISTRATION FEE
The buyer will be required to pay a contribution of £350 + VAT towards administrative costs.

SALE METHOD-FORMAL TENDER
The property is for sale by formal tender and tender forms shall be submitted within a sealed envelope marked “Property at Marment Road” to David James & Partners, Well House, The Chipping Wotton-under-Edge, Gloucestershire, GL12 7AD prior to 12 noon on Wednesday 27th July 2016.

All tenders shall include a signed contract together with a bankers cheque for 10% of the tender value payable to Stroud District Council. On acceptance of the tender the successful purchaser will enter into a binding contract to complete the purchase of the property within 28 days of the tender date. A Tender Bid proforma and sale contract is available within the legal pack for the property, available from the selling agents.

SOLICITORS
Tender packs will be available from:
Solicitors: Legal Services, Stroud District Council, Ebley Mill, Stroud, GL5 4UB – FAO: Roslyn Meenagh Tel: 01453 754387

VIEWING
Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720