

FOR SALE/ TO LET

Former Old Boys School

8 Gretton Road, Winchcombe, GL54 5EE



BRUTON KNOWLES

On behalf of



Gloucestershire

COUNTY COUNCIL



- For Sale or To Let
- Informal Tender
- Alternative uses STP

For Sale/ To Let | Code 12247

brutonknowles.co.uk

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Location

The former Old Boys School is a Victorian-era building of traditional construction. Situated prominently along Gretton Road, this historic structure has served various community purposes over the years.

Historically, the former Old Boys School has accommodated several community services and businesses. Notably, it housed British Bespoke Auctions, an auctioneering and valuation service specializing in antiques and collectables. Additionally, the building served as a hub for youth activities, reflecting its role in supporting local initiatives. The former school's proximity to other community facilities, such as the Winchcombe Sports Hall, underscores its significance within the local infrastructure. The ongoing discussions about its future aim to ensure that any forthcoming plans align with the needs and aspirations of the Winchcombe community.

Description

The building comprises a large, well-equipped kitchen area ideal for catering or communal preparation activities, alongside a spacious meeting room suitable for workshops, small group sessions, or office use. Towards the rear of the property, there is a generously sized hall space that lends itself to larger gatherings, classes, or events.

The property shares WC facilities and parking with the adjacent sports hall. The extent of the internal and external shared rights are shown on the site plan ref 0959-001

The property is listed as an Asset of Community Value by Tewkesbury Borough Council.

Accommodation

The property measures 3,401 sq. ft. (316 sq. m) NIA.

Full floor plans available in data pack.

Rates

Rateable value £4,150

Description: Community Centre and Premises.

Energy Performance Certificate

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VAT

VAT will not be charged on this sale or letting.

Guide Price/ Rent

Offers are invited for both the freehold and leasehold.

Tenure

The freehold is available by way of informal tender. A 15 year lease option also available on an FRI basis.

Bids are invited by 5pm on 12th September 2025. Bids to be submitted via email or in writing, using the tender form which is available on request from Bruton Knowles. Bids to be submitted to the below parties:

- Dorian.wragg@brutonknowles.co.uk
- Phoebe.harmer@brutonknowles.co.uk

Any community groups will have to complete a business case if they wish to **purchase** or **lease** the premises, as per the 'community bid documentation and guidance' in the info pack.

Please note bids will be assessed using Gloucestershire County Councils bid scoring system, a copy of which can be found in the data pack. Gloucestershire County Council is not obliged to accept the highest, or any, bid.

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Set viewing days will be allocated and timeslots available on request.

Data Pack

All documents can be accessed via GCC's data room link below:

<https://www.gloucestershire.gov.uk/business-property-and-economy/land-and-property/land-and-property-for-sale/former-old-boys-school-8-gretton-road-winchcombe-cheltenham-glos-gl54-5ee-community-engagement/>

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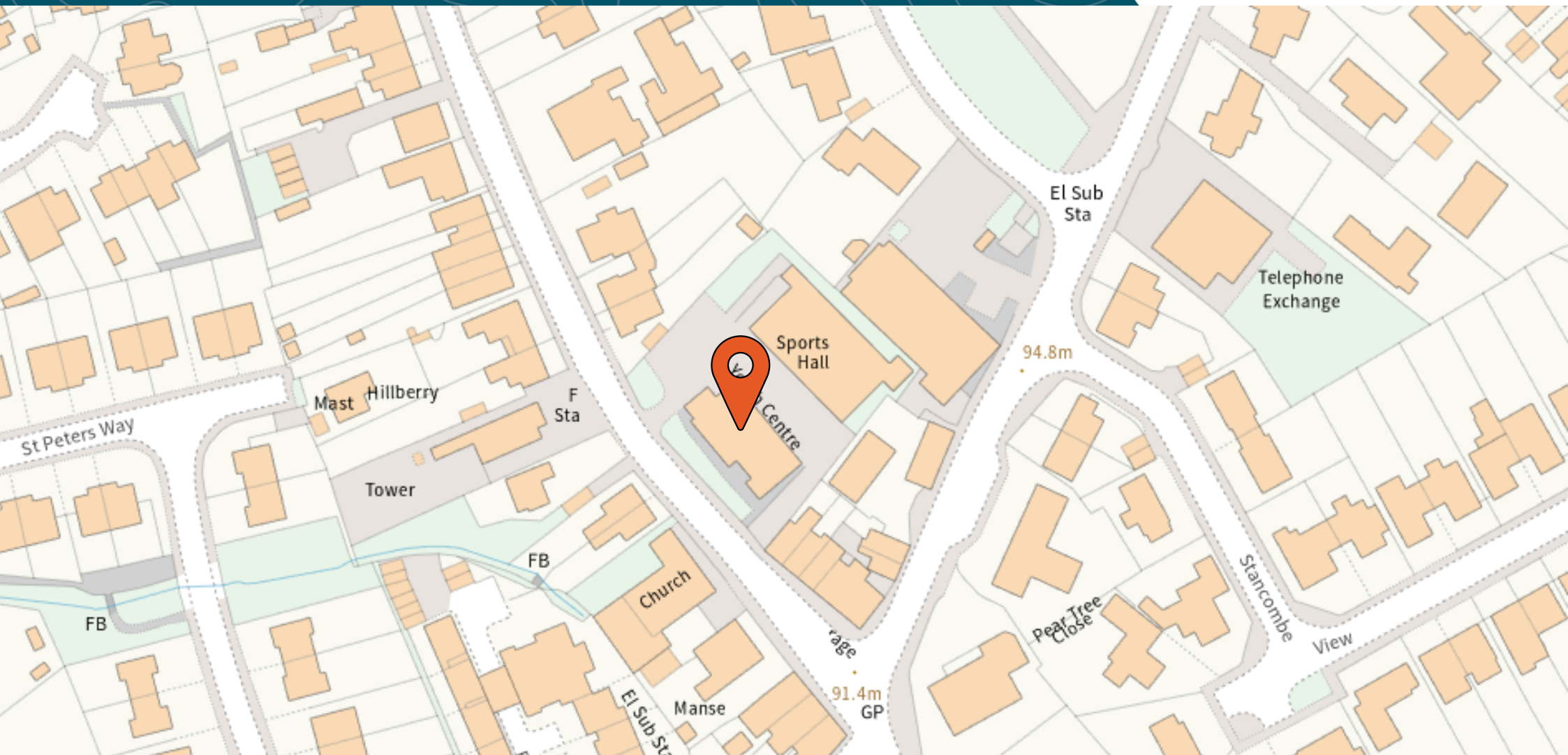
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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