

**Former Old Boys School, 8 Gretton Road, Winchcombe, Cheltenham,  
Gloucestershire, GL54 5EE**

<b>Description</b>	A Victorian school building of traditional construction, located at the front of the site on Gretton Road shared with the Sports Hall at the rear.
<b>Background</b>	<p>The building was originally built as a Victorian Boys school and over the years has been used for various uses.</p> <p>Most recently the building has been multi occupied and shared between a Youth Club, Auction saleroom and Radio Winchcombe.</p>
<b>Size</b>	<p>The building is circa 316 m<sup>2</sup> (3,401 sq. ft)</p> <p>Total area of site available as highlighted in red on attached plan is circa 1,437 m<sup>2</sup> (15,468 sq. ft)</p> <p>See floor plan and site plans</p>
<b>Shared rights</b>	<p>The Sports Hall has been leased by GCC until December 2030 and the tenant has shared occupational rights over both the old Boys School and wider site.</p> <p><u>Internally</u> – The users of the Sport Hall have the right to use the toilets at the rear of the former Old Boys School at any time accessed through the rear door via external ramp.</p> <p><u>Externally</u> – The sports hall have rights over the shared land surrounding the building either with or without vehicles.</p> <p>The extent of the internal and external shared rights are shown on the site plan ref 0959-001</p>
<b>Sports Hall</b>	<b>Please see additional sheet highlighting the Sports Hall lease and the implications to the main building</b>
<b>Ratable Value</b>	Current ratable value (1 April 2023 to present) £4,150 based on Community Centre and premises
<b>EPC rating</b>	The property's energy rating is E
<b>Planning</b>	<p>The Current planning use is defined as:</p> <p>“Youth centre building for mixed use as youth centre and auction room with ancillary office”</p>



The building maybe suitable for other uses and any Interested Parties are to make their own enquiries with the local planning authority, Tewksbury Borough Council, in relation to their proposed use(s).

### **Community Asset**

The building is Listed with Tewkesbury Borough Council as an Asset of Community Value and because of this, there is a process to follow if the owner, Gloucestershire County Council (GCC) wishes to sell the property.