





**Development opportunity to the rear of 18
Brunswick Square, Gloucester, GL1 1UG**

-  Development Site
-  Gloucester
-  For Sale
-  198.24 m2 (2,134 ft2)





Development Site to the rear of 18 Brunswick Square

Development site situated in Gloucester City Centre. Planning consent for erection of a two-storey residential building comprising two apartments.

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

Brunswick Road is one of the traditional mixed commercial office and residential districts of Gloucester approximately ¼ mile south from the main commercial and retail centre of the city at The Cross and ½ mile east from Gloucester Quays Retail / Leisure area of the City at The Docks.



Planning

Planning consent has been granted for the 'Demolition of a curtilage listed outbuilding to the rear of 18 Brunswick Square and erection of a two-storey residential building comprising two apartments'. Application No: 22/00784/FUL.

Services

We are advised that services exist within the locality and confirm that we have not tested any of the service installations. Any prospective purchaser must satisfy themselves independently as to the state and condition of such items.

Proposed Accommodation

The accommodation in each flat will comprise an open plan living/dining/kitchen area, 2 double bedrooms, one with an ensuite shower room and a further ensuite is provided. 1 of the flats will have storage.

The approximate Gross Internal Areas of the proposed flats are:

Flat 1	63 m2	(678 ft2)
Flat 2,	70 m2	(753 ft2)
Total	133 m2	(1,431 ft2)

A communal outside area will be provided and space for bin and cycle stores.

The total site area is approximately 198.24 m2 (2,134 ft2).

Terms

The property is offered freehold with vacant possession.

Guide Price

Offers are invited in the region of £120,000.





Development Site to the rear of 18 Brunswick Square



Planning Documents

Plans and associated documentation are available to download from www.gloucester.gov.uk

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Legal Costs

Each party to bear their own costs incurred in the transaction.





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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