

# WOTTON HOUSE

HORTON ROAD • GLOUCESTER









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## HORTON ROAD • GLOUCESTER • GL1 3PT

Gloucester Docks 2 miles • Cheltenham 7.4 miles • Swindon 35 miles • Bristol 38 miles  
(All distances are approximate)

*Unique opportunity to acquire a former college campus with potential for development*

For sale Freehold with vacant possession

Potential for alternative uses/development subject to all necessary consents

Grade II Listed • Substantial and attractive grounds • Prominent central location

**Buildings: Approx. 36,145 sq ft (3,358 sq m)**  
(excluding the residential cottage)

**Grounds: Approx 3 acres (1.3 hectares)**



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.









## Description

Wotton House is a Freehold educational college campus in the heart of Gloucester. Originally built as the home of Thomas Horton, then developed as a domestic science college and later nurses accommodation and training centre for the hospital. The property has been in occupation by Redcliffe College since 1994.

The property comprises of a substantial Grade II listed three storey property dating from the early 18th Century. It is constructed in brick with stone detailing under a hipped slate roof with gabled dormers. The property has been modified and extended over the years to include an early 20th Century (1930s) extension projecting to the north and west of the original house creating an 'L shaped' block.

To the west of the main building, Wotton House, and fronting Royal Lane are two further detached properties which comprise of one 3 bedroom cottage and a further cottage requiring complete renovation.

Also located between the pair of residential dwellings and the main college building, are a range of single storey garages/stores.

The buildings are set within substantial landscaped gardens to the rear and hard surfaced car parking providing circa 30 spaces fronting Horton Road.

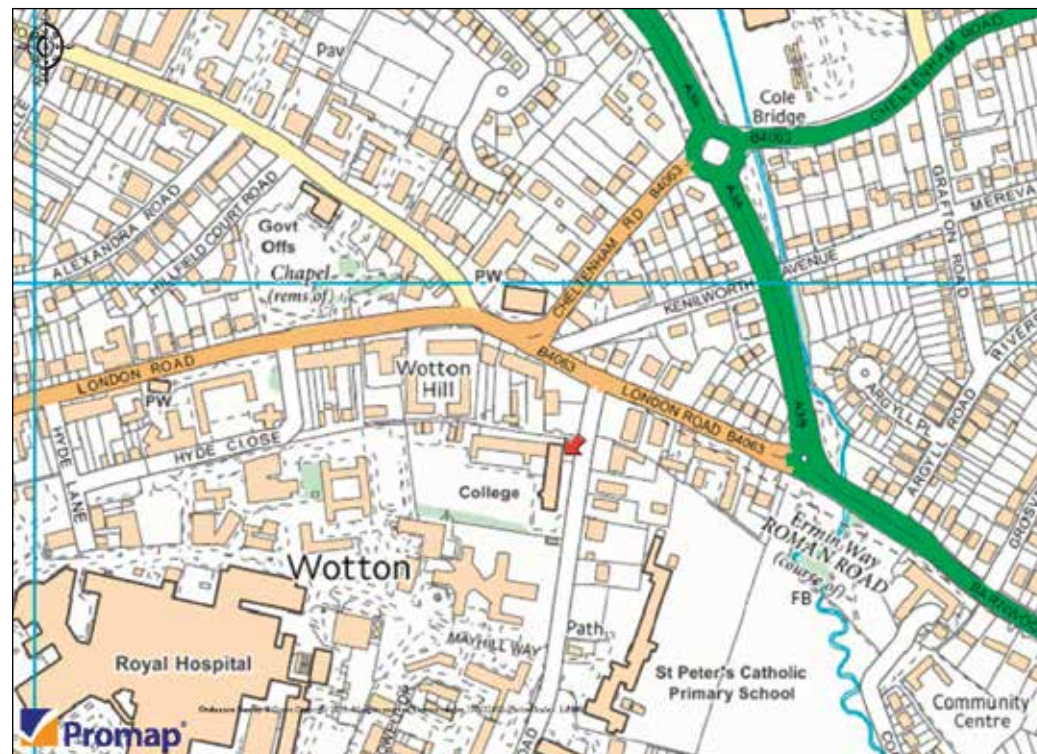
## The site

The character of the immediate area is primarily residential to the north of the site. Gloucester Royal Hospital adjoins the site to the south and west.

The total site area extends to approximately 3 acres (1.3 hectares).

There are four highway access points serving the site, three along the Horton Road frontage and a further gated access to the west of the site from Royal Lane.





## Location and communication

Wotton House is located in the heart of Gloucester in the South West of England, on the eastern banks of the River Sever. Historically, the port of Gloucester was of great geographical importance as a major dock and shipping centre. Today, Gloucester is a vibrant and multicultural city with rich historic architecture and regarded as a popular visitor, shopping and leisure destination. The city is overlooked by the Cotswolds Hills in the beautiful Severn Valley.

The property is located at the junction of Horton Road and Royal Lane, approximately 1 mile from Gloucester Railway Station and approximately 1.5 miles from Gloucester Cathedral and popular Gloucester Quays. The property is well connected by road, with junction 11A of the M5 within

approximately 3.5 miles, providing quick and easy access to wider motorway networks including the M4, M48 and M50 motorways.

## Legal title and Tenure

The property is held freehold and offered with vacant possession. Legal and further information is available on the dedicated website. The property is sold subject to and/or with the benefits of any rights of way, easements or restrictions, which may exist.

## Planning

The whole of the site lies within the London Road Conservation Area (Conservation Area No 9). The site is not

designated as positive open space. The pair of residential dwellings located off Royal Lane are not identified as being listed and are not marked as positive buildings within the Conservation Area. However we do recommend that you make your own enquiries as to whether the residential properties would be considered as 'Curtilage Listed' structures.

The Conservation Area Appraisal does not indicate that any important views or vistas exist either from or through the site.

We understand that the use of the property is likely to fall within Class C2 of the Town and Country Planning (Use Classes) Order 1987. We recommend that you make your own enquiries in this regard to confirm that this understanding is correct.







## Indicative Masterplan



- (A) PROPOSED CONVERSION OF REDCLIFFE COLLEGE BUILDINGS, CIRCA 39 DWELLINGS.
- (B) PROPOSED NEW BUILD, CIRCA 18 DWELLINGS.
- (C) EXISTING SINGLE DWELLING.
- (D) EXISTING BUILDING TO BE DEMOLISHED.
- (E) PROPOSED ACCESS ROAD.
- (F) PROPOSED TREES.
- (G) EXISTING TREES TO BE FELLED.
- (H) EXISTING TREES TO BE RETAINED.
- (I) SITE BOUNDARY [AREA = 12,893 sq.m / 1.289 HECTARES]
- (J) EMERGENCY ACCESS ONLY.
- (K) PROPOSED CAR PARKING, CIRCA 86 SPACES.

0 10 20 50



### Development Options

Subject to necessary consents, Wotton House has potential for a variety of alternative uses subject to the necessary consents.

The vendor has made an initial pre-planning application enquiry with Gloucester City Council, the local Planning Authority, to establish the principles of any future redevelopment of the site.

An indicative masterplan document has been produced to illustrate how the site could be developed and how any new development could potentially be accommodated on

site. It is understood that the main building has potential for conversion into 39 self-contained apartments with additional new build development within the substantial grounds providing a further 18 units, plus the reuse of the existing cottage in the north western sector of the site. Further information on the pre-application and Gloucester City Council response can be found on the dedicated website at [www.inst.knightfrank.com/redcliffe](http://www.inst.knightfrank.com/redcliffe).

The site could also be of interest to other institutional users including medical, educational, training or care home uses (subject to necessary consents).

### Areas

The site extends to approximately to 3 acres (1.3 hectares). Wotton House extends to approximately 36,145 sq ft (3,358 sq m) on a Gross Internal Area basis. These figures have been taken from existing drawings which we assume to be accurate. The two residential properties off Royal Lane are not included within this total and provide additional accommodation. We understand that these comprise of one 3 bedroom cottage and a further detached cottage which requires extensive refurbishment.





## Services

It is our understanding that mains water, electricity, gas and drainage are all provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for their proposed use/development.

## Inspection

The property may be inspected strictly by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of sale

See the website for bidding procedure and method of sale documents.

## Further information

[www.inst.knightfrank.com/redcliffe](http://www.inst.knightfrank.com/redcliffe)

## Contact

Should you wish to discuss the property in further detail please contact:

### **Institutional Consultancy**

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