

Queens Court, London Road

Brimscombe, Stroud, GL5 2TN

Perry Bishop
and Chambers

Land and Development



Block of 24 flats for refurbishment or redevelopment | 2.2 acre site |
Convenient for Stroud Town Centre | For sale by informal tender closing 15/02/18 |

Guide Price £1,500,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Queens Court, London Road

Brimscombe, Stroud, GL5 2TN



Block of 24 flats for refurbishment or redevelopment

This is a very interesting development opportunity located fronting the A419 about two and half miles east of Stroud's thriving town centre, enjoying a prominent elevated position. The overall site area is approximately 0.9 hectares (2.2 acres). Edged in red on the plan in these sales particulars (for identification purposes only).

The site enjoys access directly onto the A419 London Road.

This is a block of flats built in the 1950's now requiring refurbishment. Alternatively the entire site could be redeveloped for residential purposes subject to planning permission being granted.

The existing block consists of 24 flats on two and a half storeys. There are 12 one bedroom flats on the ground floor and 12 maisonettes on first and second floors of which 10 have three bedrooms and two have four bedrooms.

There is a large surfaced car parking area to the side of the building.

The whole site slopes down to the A419. The rear part of the site is undeveloped and this open area is just over 1 acre, it is crossed by a public footpath.

On instructions from: STROUD DISTRICT COUNCIL



Directions

From Stroud's Town Centre take the A419 signed to Cirencester. The property will be found on the left-hand side after approximately two and half miles identified by the Agent's sale board.

Viewings

The general location of the property can be seen at any time, although you should be aware that there are still some residents in occupation and their privacy must be observed.

We are arranging a number of open view times when the building itself will be open for inspection as follows:

1. Wednesday 13th December 2017 - 10:00 am to 11:30 am
2. Wednesday 17th January 2018 - 10:00 am to 11:30 am
3. Thursday 25th January 2018 - 2:00 pm - 3:30 pm

Location

The property lies off the A419 about two and half miles east of Stroud's Town Centre. It is in a popular residential locality within the Stroud Valleys and is conveniently located for the town centre, where there is a good range of retail and commercial facilities, as well as mainline railway station.

Stroud has many excellent schools including two of Gloucestershire's remaining grammar schools and is generally now considered to be a very sought after residential location.

The M5 motorway can be joined at Junction 13 west of Stonehouse, the M4 motorway can be joined at Junction 16 near Swindon both of which are within easy driving distance, as are the larger centres of Cheltenham, Gloucester and Cirencester.

Services & Tenure

The vendor enjoys freehold title and vacant possession of all of the flats will be granted upon completion of a sale.

It is understood that mains water, electricity, drainage and gas are all connected to the existing properties, although interested parties should address any specific enquiries to the relevant service providers.

Local Authorities

Stroud District Council
Tel. No. 01453 766321
www.stroud.gov.uk

Gloucestershire County Council
Tel. No. 01452 425000
www.gloucestershire.gov.uk

Town & Country Planning

The property falls within the jurisdiction of Stroud District Council as local Planning Authority. No preliminary or informal discussions have taken place about development on the site. However, the property lies within the Settlement Boundary as shown in the Adopted Local Plan where residential development should be acceptable in principle.

The existing block of flats could be refurbished for immediate occupation or alternatively both the site of the existing building and the field to the rear could be developed for residential purposes subject to planning permission being granted. Interested parties should address specific enquiries to the local Planning Authority.

Important Notes

If land beyond this site is developed using it as access then a further payment will be required to reflect this.

Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Thursday 15th February 2018 at the offices of Perry Bishop & Chambers, 2 Silver Street, Cirencester, Gloucestershire, GL7 2BL.

Offers made subject to contract only or subject to planning consent are invited, the latter to reflect the delay and additional value attributable to the proposed scheme.

The offer should be submitted on the offer form which is available from ourselves by email or post, so as to ensure that all information required is received. The offer may be returned by hand or posted to our Cirencester Office or sent by email to peterchambers@perrybishop.co.uk.

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline and the vendor is not bound to accept the highest or any offer

Information Pack

An information pack can be emailed upon request which will include the following:

- a. Schedule of existing properties
- b. Plans of sample flats
- c. Asbestos report
- d. Aerial photograph of the site
- e. Various feasibility studies

Contact our Land Department on Tel. No. 01285 646770 or by email at landandnewhomes@perrybishop.co.uk

PAFC/KB/2025/301117



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.