

Hewmar House, 120 London Road, Gloucester GL1 3PL.

 Development Site
 Gloucester
 For Sale
 249.24 m² (2,683 ft²)





Hewmar House, 120 London Road

Residential development opportunity with consent to develop 16 residential flats within Class C2 (Residential Institution) of the Use Classes Order 1987.

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.

Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.

Hewmar House is situated on the southern side of London Road, which is one of the main routes in to the City centre, which is approximately ½ a mile to the west.



This part of London Road is a mixed residential and commercial area, and the property is adjacent to St Margaret's Chapel and its ancillary Listed Alms Houses. Further to the south, on London Road, at the City end are a number of modern office buildings including the Headquarters of BBC Radio Gloucestershire and numerous small retail units.

Description

Hewmar House comprises a detached building of brick construction with rendered walls under a pitched tiled roof. The accommodation is over two floors and comprise of a range of offices, kitchenette and WC facilities.

The property was heated by way of a gas fired central heating system via radiators and the majority of the windows are UPVC double glazed. It is accessed along a private lane and parking is provided to the front and side. The property is in need of refurbishment throughout.

Accommodation

(Approx. net internal areas)

Ground Floor	129.04 sq m	(1389 sq ft)
First Floor	120.20 sq m	(1,294 sq ft)
Total	249.24 sq m	(2,683 sq ft)

Planning

Planning consent has been obtained to demolish the existing building and develop 16 residential flats within Class C2 (Residential Institution) of the Use Classes Order 1987. The accommodation in each flat will comprise an open plan living/dining/kitchen area, a shower room and bedroom. A communal living/dining area, kitchen, tearoom, and laundry are also provided.

A Section 106 Agreement was completed, and 4 affordable rented units (No's 1 to 4) are to be provided. A Community Infrastructure Levy (CIL) in the sum of £49,748.34 is payable.





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Proposed Accommodation

Floor	Description	Area	
Ground	Flat 1 – 1 bed	47.5 sq m	(511 sq ft)
	Flat 2 – 1 bed	40.3 sq m	(434 sq ft)
	Flat 3 – 1 bed	40.3 sq m	(434 sq ft)
	Resident's lounge, dining area, kitchen, tearoom , laundry & plant room		
TOTAL		371.6 sq m	(4,000 sq ft)
First	Flat 4 – 1 bed	40.0 sq m	(431 sq ft)
	Flat 5 – 1 bed	40.3 sq m	(434 sq ft)
	Flat 6 – 1 bed	40.3 sq m	(434 sq ft)
	Flat 7 – 1 bed	40.1 sq m	(432 sq ft)
	Flat 8 – 1 bed	47.5 sq m	(511 sq ft)
	Flat 9 – 1 bed	40. 0 sq m	(431 sq ft)
	Flat 10 – 1 bed	40. 0 sq m	(431 sq ft)
TOTAL		371.6 sq m	(4,000 sq ft)
Second	Flat 11 – 1 bed	40.0 sq m	(431 sq ft)
	Flat 12 – 1 bed	40.3 sq m	(434 sq ft)
	Flat 13 – 1 bed	40.3 sq m	(434 sq ft)
	Flat 14 – 1 bed	40.1 sq m	(432 sq ft)
	Flat 15 – 1 bed	40.1 sq m	(432 sq ft)
	Flat 16 – 1 bed	44.0 sq m	(474 sq ft)
TOTAL		327.2 sq m	(3,522 sq ft)
GRAND TOTAL		1070.4 sq m	(11,522 sq ft)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £26,250.

Terms

The property is offered freehold with vacant possession.

Guide Price

£500,000.

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.





Gallery





Request a viewing

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