

# COMMERCIAL SITE FOR SALE

## Former Norville Factory Site – POTENTIAL DEVELOPMENT SITE

**Magdala Road, Gloucester, GL1 4DG**

For Sale by Informal Tender - Site Area Approx. 1.5 Acres (0.6 Ha)



# Land and Factories at Magdala Road, Gloucester

## LOCATION/ DESCRIPTION

The property comprises the former Norville factory complex of buildings and land located on Magdala Road. The site is bounded by Magdala Street, Derby Road, Mill Street and Twyver Bridge and comprised in the following title numbers:

- GR 28100
- GR 298029
- GR 290621
- GR 281076
- GR 259958

Externally the property sits within a self-contained plot with its own discrete access points into the rear yard area from Mill Street and Twyver Bridge and front access from Magdala Street. The site also includes no.3 residential dwellings alongside an element of open land.

The property comprises a 1.5 acre site containing a substantial large two storey factory originally forming Gloucester Shirt Works and later Norvilles. Internally the factory has been modernised to create an open plan floor plate with a large two storey office and production block constructed in recent years.

## PLANNING POTENTIAL

It is understood that the current use falls under class B1 (office, research and development) and B2 (general industrial).

The following planning applications are relevant to title number GR 28100:

- 12/01036/FUL – Single storey rear extension and alterations to first floor rear extension. Removal of windows and side elevations. (Application Granted)

- 14/00007/FUL – Demolition of existing workshop and the erection of a replacement single storey workshop, (use class B1), for the manufacture of optical lenses. (Application Granted)

We confirm the site is not within a conservation area, nor a statutory listed building. The site lies within flood zones 2 and 3.

The site is located within an established residential area and would suit a residential development, existing buildings on site as well as several neighbouring properties set a precedent for buildings over two storeys.

A number of residential dwellings were demolished in order to create further car parking along Mill Street.

## EXISTING ACCOMODATION (GIA Approximately)

Building	Sq. M	Sq. Ft
Warehouse	4,545.31	48,925
<b>Total</b>	<b>4,545.31</b>	<b>48,925</b>
	<b>Hectares</b>	<b>Acres</b>
<b>Total Site Area</b>	<b>0.6</b>	<b>1.5</b>

## SERVICES

All mains services are connected to the property to industrial level. Oil and gas fired boilers supply central heating.

## TENURE

Freehold.

## GUIDE PRICE

£1,300,000

## DATA ROOM

A data room is available. Please contact the agents for access.

## VAT

VAT is applicable on all costs unless stated otherwise.

## LEGAL INFORMATION

Each party to be responsible for their own legal costs.

## VIEWING & FURTHER INFORMATION

Viewings available by appointment only with the sole agents Bruton Knowles. Please get in touch on the contact details provided for any further information/ viewing appointment.

## SUBJECT TO CONTRACT – FEBRUARY 2023

## CONTACT

**Dorian Wragg** – Partner

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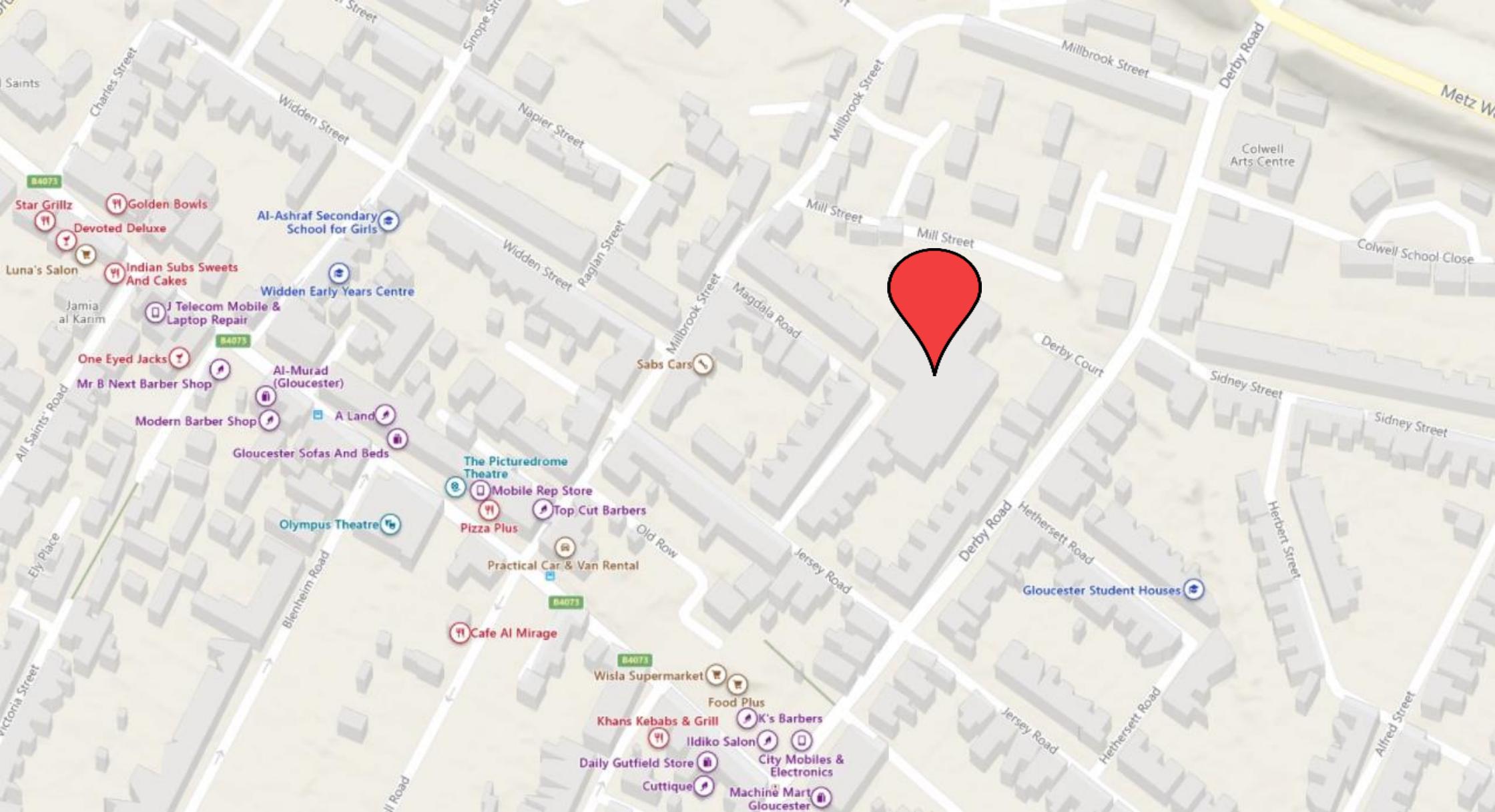
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