Refurbishment / Development Opportunity

Windrush, 5 Churchfield Road, Upton St Leonards, Gloucester, GL4 8AT

BK Bruton Knowles est.1862

Windrush, Upton St Leonards

5 Churchfield Road, Upton St Leonards, Gloucester, GL4 8AT

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4LY

01452 880000

Detached House in 0.24 acre plot with scope for extension or further development (Subject to Planning)

LOCATION

The property is located off Churchfield Road, in Upton St Leonards, some 3 miles to the south of the City Centre.

Adjacent uses include resdidential, some of which have developed additional dwelling(s) in the rear garden.

Upton St Leonards also provides a range of amenities, to include retail, leisure facilities and schools, and is only a short drive from the regenerated Gloucester Docks and Quays.

There are direct bus connections to the City Centre.

DESCRIPTION

The property comprises a 3 bedroom detached house in a plot of approximately 0.24 acres. The accommodation includes ground floor entrance hall, leading onto either the living room and sitting room both with bay windows, offering versatile accomodation which is in need of modernization but offers excellent scope for improvements.

At first floor the property is arranged with 3 bedrooms, two being larger double rooms and one other smaller single bedroom adjacent to the family bathroom.

Externally the red brick building is imposing and benefits large sash windows. To the rear of the house is a large double garage and a wide plot approx. 0.12 acres of lawn.

- 0.24 Acre Plot
- 3 Bedrooms
- Renovation and Development Potential (STP)

<u>Please Note:</u> The property is in a very dilapidated and poor condition and may not attract Bank Finance. The property will require extensive refurbishment throughout. Cash Purchasers are preferred.

PLANNING

There is no recent planning history related to the property. The property is located within the settlement boundary of Upton St Leonards. Other nearby properties have been extended and some have gained consent for additional dwellings within their grounds. The site is located outside of any Flood Zone.

ACCOMMODATION (GIA)

	Sq. ft	Sq. m
Dwelling House	903	83.8
Garage	350	32.5
Total (GIA Approx.)	1,253	116.3

COUNCIL TAX

The property is Council Tax Band E.

TENURE

Freehold with Vacant Possession upon completion.

METHOD OF SALE

The property is for sale by Informal Tender (Sealed Bids) with Best and Final Unconditional offers to be submitted by Noon on **Wednesday 17th February 2021**. Offers are to be submitted in the prescribed tender form to william.matthews@brutonknowles.co.uk

VAT

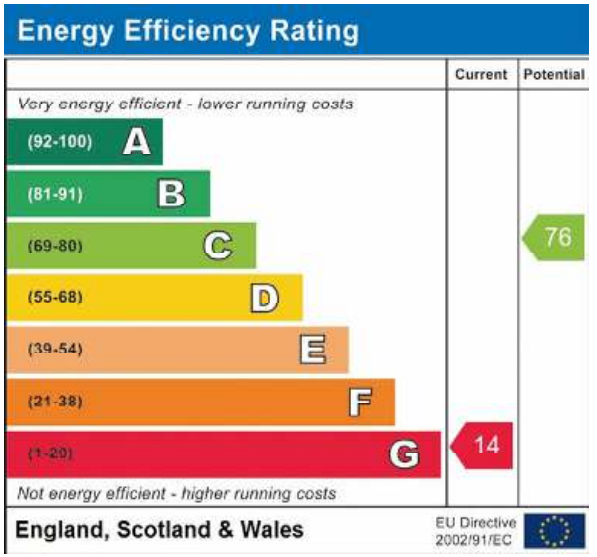
The property has not been elected for VAT.

VIEWING

Viewings of the house and grounds are strictly by prior arrangement with Bruton Knowles.

Weekend viewings are not available.

ENERGY PERFORMANCE CERTIFICATE



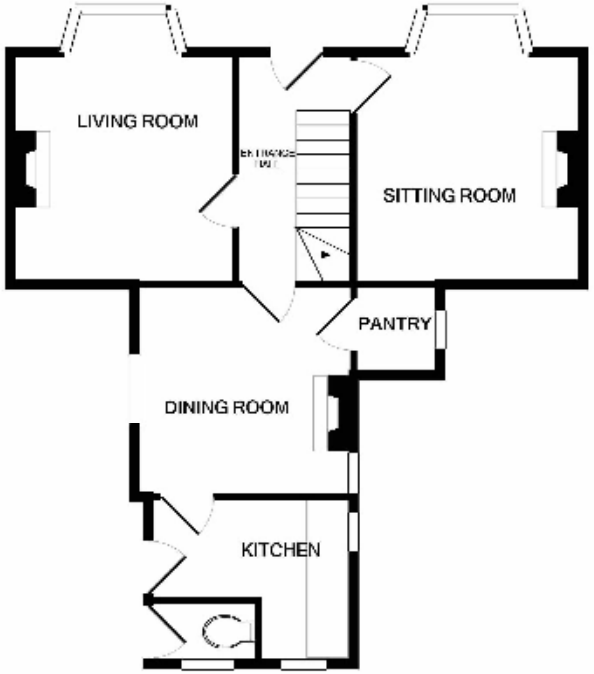
Subject to Contract

January 2021

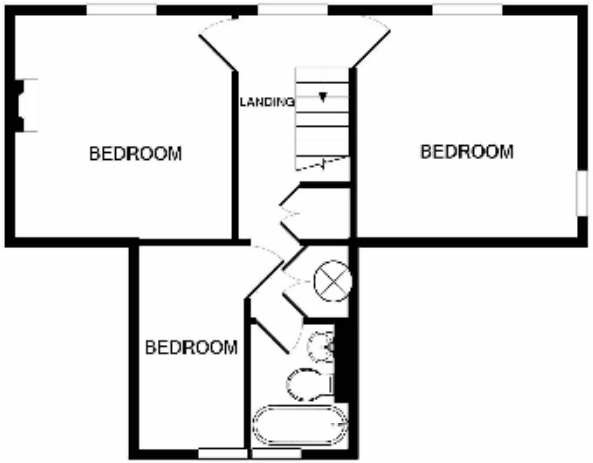
Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

Potential for Refurbishment and Development (STP)

5 Churchfield Road, Upton St Leonards, Gloucester, GL4 8AT



GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

5 CHURCHFIELD ROAD, UPTON ST LEONARDS, GLOUCESTER, GL4 8AT.
TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.8 SQ.M.)
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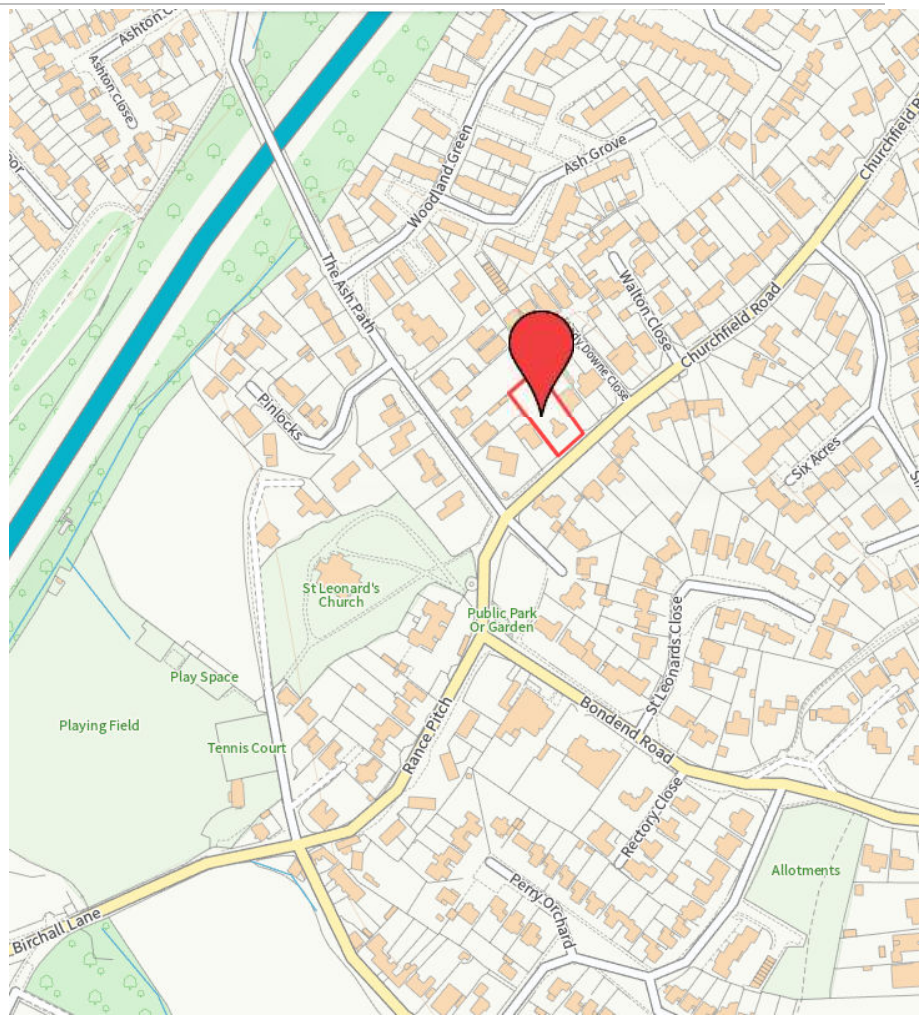

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4LY

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