

An aerial photograph of an industrial estate. A large, multi-story industrial building with a corrugated metal roof is outlined in red. To its left is a large parking lot filled with cars and trucks. In the foreground, there is a large building with a green roof. The background shows a residential area with houses and a church.

# OLDEDS LANE

Stonehouse, Gloucestershire GL10 3RH

## FOR SALE

- ▶ 10.43 ACRE SITE
- ▶ EXCELLENT MOTORWAY ACCESS
- ▶ REDEVELOPMENT POTENTIAL

A rare opportunity to acquire a substantial manufacturing premises close to the M5

# THE SITE

The property is dominated by a main factory complex, with a number of ancillary buildings and some undeveloped land.

The factory is of steel frame construction with a north light roof which has been re-clad in the last 15 years.

Other buildings include:

- ▶ A number of storage facilities of brick construction with steel truss roofs covered with asbestos cladding
- ▶ A two storey, brick built, office building
- ▶ A heat treatment building, of steel portal frame construction with brick elevations and metal cladding to the roof
- ▶ A brick building which houses electricity transformers and provides further storage

The remainder of the site consists of 0.42 acres of undeveloped land at the north east corner of the site, with access from Stonedale Road.



**THE SITE  
COVERS 10.43 ACRES  
INCLUDING AN  
UNDEVELOPED  
0.42 ACRE PLOT**





- ▶ Planning consent for an established industrial use within class B2 of the Use Classes Order.
- ▶ The site also has excellent potential for redevelopment subject to the appropriate consents.

**ACCESSIBLE LOCATION  
FOR **LOGISTICS HUB**  
CLOSE TO MOTORWAY  
NETWORK**



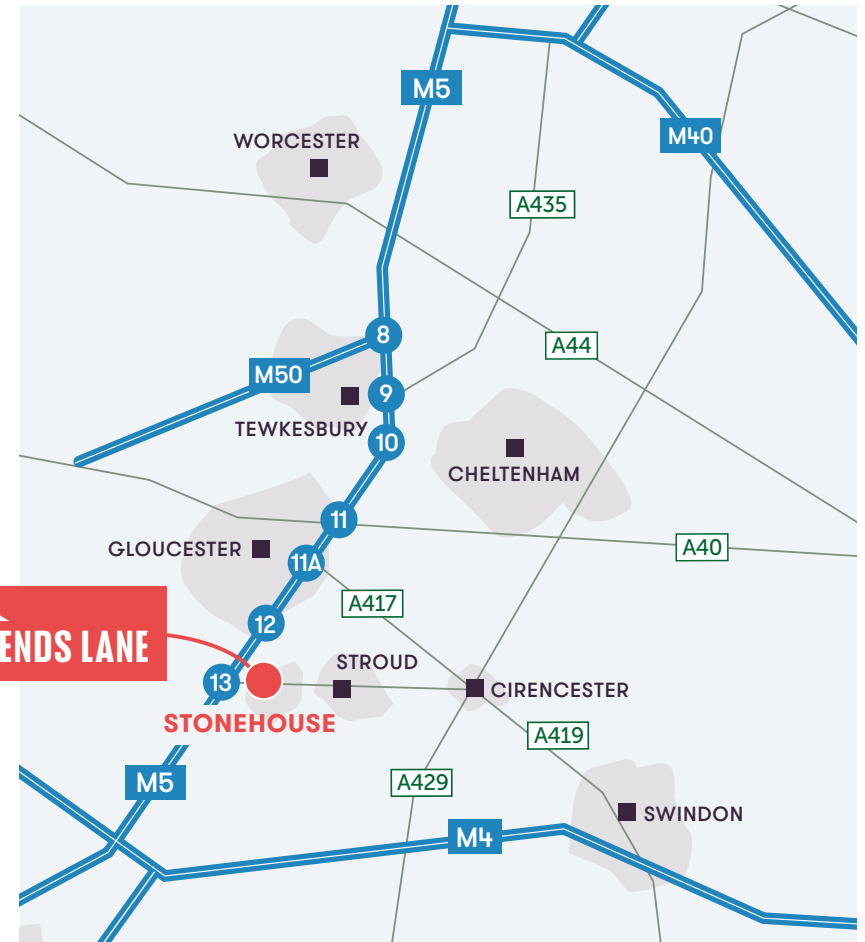
# PRIME POSITION

The property is just off the A419 which provides a route from the M5 (J13) to the market town of Stroud.

Oldends Lane is a well-established commercial and industrial area adjacent to Stroudwater Business Park which boasts a number of major occupiers including:



**OLDENDS LANE**



## FUTURE DEVELOPMENT IN THE AREA

The area is set for further expansion with a commercial allocation to the north of the business park. This is part of a larger, mixed use zoning (primarily housing) which will see the expansion of Stonehouse to create Great Oldbury.



# PERFECTLY PLACED FOR REDEVELOPMENT



◀ M5 SOUTH Bristol

M5 NORTH Gloucester, Cheltenham, Birmingham ▶

M5

J13

M5

PLANNED NEW DEVELOPMENT  
GREAT OLDBURY

STROUDWATER BUSINESS PARK

FURLONG FLOORING

BORGWARNER

DAIRY CREST  
(MULLER GROUP)

RENISHAW

DENTSPLY

SCHLUMBERGER

OLDENDS LANE

Oldends Lane

A419

Stroud ▶



**GL10 3RH**

▶ STONEHOUSE, GLOUCESTERSHIRE

▶ 1 MILE FROM J13, M5

▶ 2 MILES FROM STROUD

# A SITE WITH A LEGACY

The Oldends Lane factory was established in the 1930s as a subsidiary of the Hoffmann Manufacturing Company of Chelmsford, Essex. Hoffmann's supplied bearings for countless military applications as a result their Essex factory was attacked by the Luftwaffe on several occasions.

The Stonehouse site was chosen because it was beyond the range of Germany's bombers and at the junction of the Great Western Railway (running East to West) and the Midland Railway (running North to South), giving good connections to London, the parent factory in Chelmsford, and the industrial centres of the Midlands.

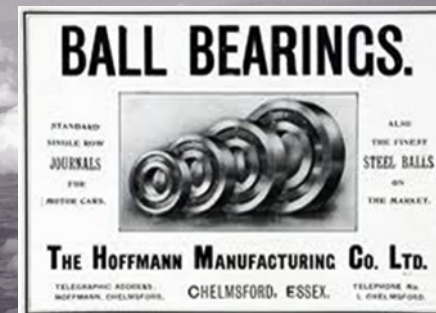
The factory produced a wide range of bearings, from axle boxes for railway rolling stock to miniature bearings for gyroscopes, crucial for navigation in the days before satellite navigation.

Most famously, the factory contributed to the production of the iconic Spitfire and other aircraft during World War II.

In 1969 the three major British bearing companies, Ransome & Marles, Hoffmann, and Pollards were brought together by the Government to form RHP. As a consequence of rationalisation, the factory ceased commercial bearing manufacture and became the company's Aerospace Division, concentrating on bearings for aircraft engines, gearboxes and control systems.

The property was acquired by the current owners in 2005.

Site under construction,  
late 1930s



**THE FACTORY  
CONTRIBUTED  
TO THE  
PRODUCTION  
OF THE ICONIC  
SPITFIRE**

# ACCOMMODATION

Map Ref		SQ M	SQ FT
A	Main Production & Offices	13,326.46	143,446
B	Stores	720.09	7,751
C	Detached Office	1,497.31	16,117
D	Heat Treatment	1,866.78	20,094
E	Stores & Substation	370.03	3,983
F	Stores & Old Factory Services	2,193.70	23,613
TOTAL		19,974.36	215,004

## EPC ASSESSMENTS

**C & B** Detached Offices and Stores - E107

**A & D** Main Production, Offices & Heat Treatment - D78

**E** Stores & Substation - Exempt

**F** Stores and Old Factory Services - F126

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis

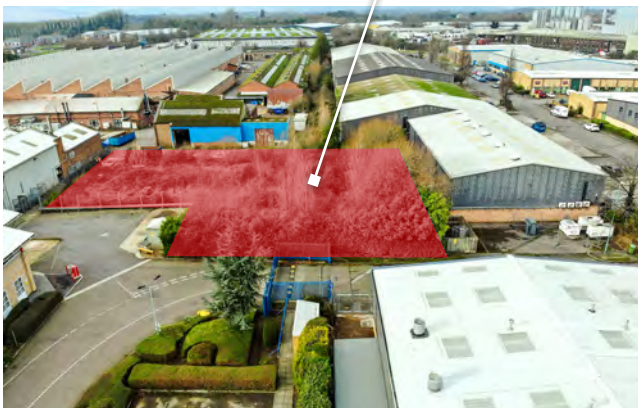


# TENURE

The buildings and site are owned freehold, held under titles: GR255296 and GR99734.



The 0.42 acres of undeveloped land (GR99734) at the north east corner of the site has access from Stonedale Road



**APPROX 19,974 SQ M  
(215,000 SQ FT)  
ACCOMMODATION**



# OLDENDS LANE

Stonehouse, Gloucestershire GL10 3RH



## SERVICES

Mains water, foul drainage gas and electricity are connected to the site. The site benefits from an authorised electricity supply capacity of 1300 KVA.

The owners have consent from Severn Trent Water Ltd to discharge trade effluent into the public foul sewer.

The owners have an agreement with the Stroud Valleys Canal Company to discharge stormwater (described as uncontaminated water in the agreement) into the Stroudwater Canal.

## SALE PROCESS

Initial offers are invited for the freehold interest of the above on the following basis:

1. Subject to the benefit of the existing use.
2. Conditional or unconditional subject to the redevelopment for alternative uses outside of the existing use.

Initial offers with supporting information are to be submitted by email 12:00pm on 28th May 2021 to the contact details provided.

## OVERAGE

An overage clause will be included on the title from completion of the purchase whereby the vendor will benefit from 50% in the uplift of any value of the property over and above the sale price for uses outside of the current uses namely offices, storage and distribution, light or general industrial.

## VAT

The purchase price will be subject to VAT at the prevailing rate.

## RATING INFORMATION

A search on the valuation office agency website confirms the following 2 entries:

Description: Factory and premises  
Rateable Value: £310,000

Description: Factory and premises  
Rateable Value: £25,750

## DATA ROOM

An online data room has been created to provide additional information in respect of the properties. Access to the data room is available upon request.

**GUIDE PRICE  
£5.5 MILLION**

Viewing by prior appointment  
with the sole agents

**BK** | Bruton Knowles est.1862

**01452 880000**

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

**Robert Smith**  
**07778 981032**  
[robert.smith@brutonknowles.co.uk](mailto:robert.smith@brutonknowles.co.uk)

**Dorian Wragg**  
**07738 103935**  
[dorian.wragg@brutonknowles.co.uk](mailto:dorian.wragg@brutonknowles.co.uk)

**IMPORTANT NOTICE** 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 any part of any offer or contract and must not be relied on as statement 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. March 2021