

FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY

BK Bruton Knowles

est. 1862

260 Linden Road, Gloucester, GL1 5DU



- Residential development opportunity in an established location.
- Freehold
- 0.13 Acres
- Offers in the region of £180,000

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LOCATION

The property boasts an excellent location within short reach of two of Gloucestershire's best grammar schools, Ribston Hall High School which adjoins the property to the rear and Crypt Grammar School approximately 1.4 miles to the south.

The location benefits from excellent public transport links with bus stops on both Linden Road and Rosebery Avenue, providing easy access into Gloucester city centre. Gloucester railway station is approximately 1.6 miles to the north, providing links to Birmingham (57 mins), Cardiff (59 mins) and London Paddington (1hr 41). The roadway network servicing this area is also excellent with junctions 11a and 12 of the M5 motorway within 5 miles of the property, offering effortless access to the Midlands, the North and the South West.

DESCRIPTION

260 Linden Road is the former Ribston Hall caretakers house and comprises a detached 3 bed property with large gardens to the front and rear. Arranged over ground and first floors, the ground floor provides a cloakroom whilst living accommodation is located on the first floor. The property presents itself as a coach house with a small balcony overlooking the Ribston Hall School playing fields.

The property sits in the centre of a large rectangular plot currently presenting a large driveway to the front and split areas at the rear.

To the side of the property is a passageway currently used by Ribston Hall. The freehold of the pathway will be included within the sale and the school will cease all third party use before the date of sale.

The property presents an excellent opportunity to refurbish and extend the existing property, or to demolish it and build a substantial residential property/ apartment block making use of the additional land, subject to obtaining the necessary planning consent.

PARKING

The property has a large driveway to the front providing ample parking.

TENURE

Freehold.

RATES

We would advise any interested party to make their own enquiries with the Valuations Office Agency.

EPC

TBC

ACCOMMODATION (NIA)

Room	SQ M	SQ FT
Ground Floor	3.43	37
First Floor	59.55	641
Total	62.98	678
		ACRES
Total Site Area	526.09	0.13

VAT

The premises is not elected for VAT.

PLANNING

The property provides excellent opportunity for redevelopment, all parties are advised to satisfy their development plans with Gloucester City Council.

The site provides opportunity to extend the existing structure, or alternatively demolish and rebuild a single or two semi-detached dwelling(s).

GUIDE PRICE

Interested parties are invited to make unconditional offers in the region of £180,000. Offers are to be made by **17:00 on Friday 2nd July 2021** to the contact details provided below.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

VIEWING

Viewing appointments available on selected dates, please contact to book:

9th, 23rd and 30th June 2021 between 12-3pm.

FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided below.

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