

Dwelling and Land at 295 Bristol Road

295 Bristol Road, Quedgeley, Gloucester, GL2 4QP

Lot A - Residential dwelling in need of refurbishment. Lot B – 0.54 acres of land without a formal right of access



Potential for Refurbishment and Development

295 Bristol Road, Quedgeley, Gloucester – For Sale in Two Lots by Informal Tender

LOCATION

The property is located in the residential area of Quedgeley, just south west of the City of Gloucester. The subject property is situated off Bristol Road which connects central Gloucester to Quedgeley and the A38 towards the south.

Quedgeley is bound to the west by the Gloucester Sharpness Canal, with the Railway Line to the east and the A38 intersecting through the centre, providing links to Gloucester and J12 of the M5 Motorway some 2 miles to the south of the property. Quedgeley benefits from a wide range of amenities including restaurants, schools, a number of retail outlets in addition to several supermarkets a health centre.

LOT A – RESIDENTIAL DWELLING - 0.4 Acres

The property, which was predominantly built in 1868 with earlier elements, comprises a four bedroom detached house of a red brick construction under a dual pitched slate roof with single glazed wooden sash windows. The house benefits from many period features throughout and a oak paneled porch. The property requires refurbishment and modernisation throughout. It appears to have scope for extension and or further dwellings (subject to planning).

Ground Floor – Two porches, large hallway, two reception rooms, second hall, cloakroom with WC, large open plan kitchen / breakfast room leading to a conservatory. Downstairs bathroom.

First Floor – Three large double bedrooms, a smaller single bedroom and landing area. The smaller bedroom could be converted to provide an upstairs bathroom.

The property benefits from a large garden plot to the rear and side of the house, with a number of mature trees scattered around the area laid to grass. Access to the house is directly from Bristol Road via a driveway. Off the driveway is a large garage building with dilapidated shed to the side. The plot extends to approximately 0.4 acres and the house 1,855 sq.ft. The vendors have advised that the house was re-roofed approximately 12 years ago.

LOT B – REAR GARDEN LAND – 0.54 Acres

The property benefits from an area of amenity land to the rear of the house, comprising overgrown trees, extending to approximately 0.54 acres. It is separated from the house and garden by a private concrete access road that is owned by Severn Trent Water. The land is bound to the rear by the A38 embankment.

The late owner enjoyed access to the plot by means of a verbal agreement with the owners of the track, Severn Trent, although there is no formal right of way. A purchaser will need to negotiate access rights with Severn Trent Water – Please consult your solicitors. The title indicates that a sewer runs across the land.

PLANNING

The local planning authority is Gloucester City Council. We are aware that the property and associated land are located within the settlement boundary and do not appear to be subject to any specific local plan or landscape designations. We are advised that two of the trees at the front of the property, where it is bounded by Bristol Road, are subject to Tree Preservation Orders (TPOs).

SERVICES

We understand that the house benefits from all mains services including water, drainage, gas and electricity. Heating is provided from a gas fired boiler, however there is also an oil-fired AGA in the kitchen. Prospective purchasers are advised to make their own investigations in this regard.

FURTHER INFORMATION / INFORMATION PACK

Link to Virtual Tour: [VIEW TOUR](#)

Please email: jack.moulds@brutonknowles.co.uk for further information.

TENURE

The site is offered Freehold with Vacant Possession upon Completion.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

GUIDE PRICE

No formal guide price is set for the site, with offers being invited by the tender date. Please contact us.

TERMS

The site is offered For Sale by Informal tender, with offers invited for either:

- Lot A – Dwelling - Unconditional or Conditional 'Subject to Planning' offers invited.
- Lot B – Land - Unconditional or Conditional 'Subject to Planning' offers invited.
- Lots A & B – combined offers are also invited.

Other lotting scenarios and sale areas as proposed by a purchaser will also be considered i.e. Part of Lot A, Part of Lot B, just the House etc.

Offers are to be submitted to William Matthews by email: william.matthews@brutonknowles.co.uk and are to be received by Noon Thursday 15th July 2021. A Tender Form is available upon request.

OVERAGE / UPLIFT CLAUSE

The sale of Lot A will be subject to an overage for further residential development if sold unconditionally. Terms are to be proposed in the tender form. If Lot B is sold unconditionally, it will also be subject to an overage.

VIEWING

Viewing is strictly limited to pre-arranged viewing days. Please enquire to Anna Renton on 07511226464 or anna.renton@brutonknowles.co.uk to book a slot.

PLEASE NOTE: The late owner enjoyed access to Lot B by means of a verbal agreement with the owners of the track, Severn Trent although there is no formal right of way. The Title of Lot B does not benefit from any legal right of access. The Severn Trent Water owned strip between the two parcels comprises a private road to a pump station located to the north. The Plan is for indicative purposes only.



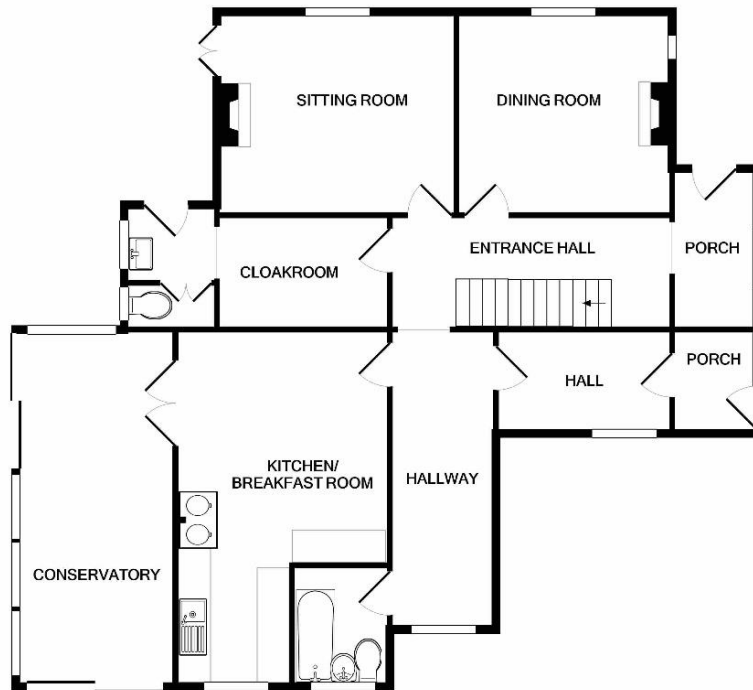
Potential for Refurbishment and Development

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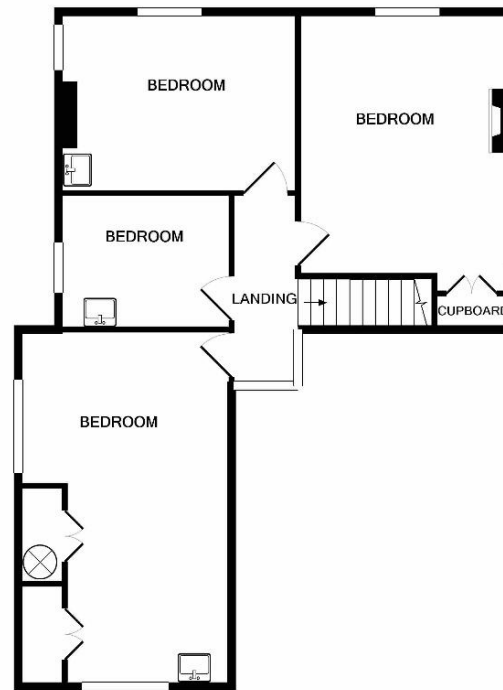
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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 106.6 SQ.M.
(1148 SQ.FT.)

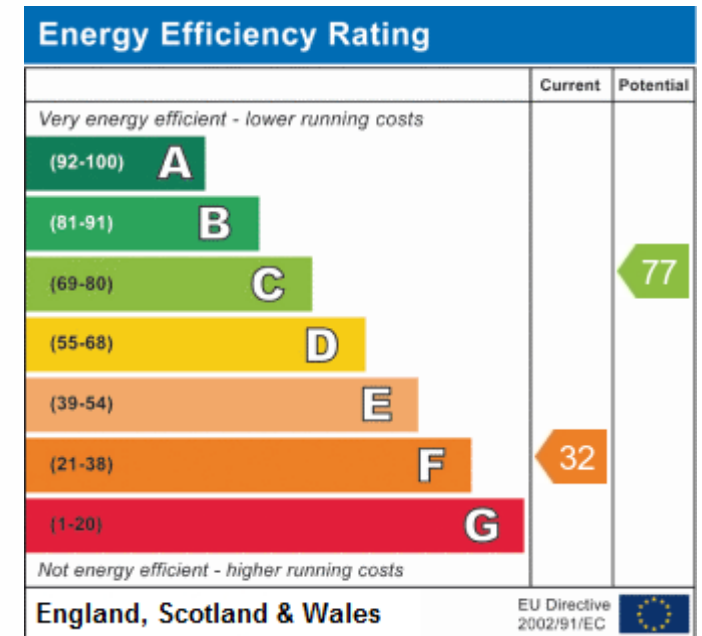


1ST FLOOR
APPROX. FLOOR
AREA 65.7 SQ.M.
(707 SQ.FT.)

295 BRISTOL ROAD, QUEDGELEY, GL2 4QP.
TOTAL APPROX. FLOOR AREA 172.3 SQ.M. (1855 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE (EPC)



Regulatory

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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CONTACT

Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

Jack Mouldsdales BSc (Hons)
07395 887390
jack.mouldsdales@brutonknowles.co.uk

William Matthews BSc (Hons) MRICS
01452 880000
william.matthews@brutonknowles.co.uk



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