

UNIQUE CITY CENTRE REDEVELOPMENT OPPORTUNITY

Montpellier House & 4, 5, 6 Beaufort Buildings, Spa Road, Gloucester, GL1 1XB

BK | Bruton
Knowles est. 1862



Three Regency Buildings, Office Block and Car Parking Land

Montpellier House & 4, 5, 6 Beaufort Buildings, Spa Road, Gloucester, GL1 1XB

For Sale By Informal Tender – Office Accommodation with Residential Development Potential (Subject to Planning)

The properties offered For Sale present a unique opportunity to pursue a residentially led development scheme close to Gloucester City Centre and the Docks in a self contained Freehold site with vacant possession. An indicative scheme has been submitted as part of pre-application discussions with the Local Authority to identify the sites regeneration potential.

LOCATION

The land and properties are very well located within the City centre of Gloucester. Spa Road and the surrounding area of Montpellier is synonymous with regency buildings in Gloucester and is a short distance from the regenerated Gloucester Docks. The city centre is close by and the properties are a short walk from Eastgate Street, one of the principal shopping avenues within the City. Transport links to the city are good with road, public transport and rail offerings nearby. The site overlooks the Gloucester Cricket Club and wider Gloucester Park.

PROPERTIES

The sale area comprises the following properties and land:

- Montpellier House, Montpellier, GL1 1LF
- 4 Beaufort Buildings, Spa Road, GL1 1XB
- 5 and 6 Beaufort Buildings, Spa Road, GL1 1XB
- Rear Car Parking Areas

Montpellier House

The property comprises a modern, three storey office building accessed off Montpellier. To the front of the property is a row of three parking spaces. To the side is the access road and parking to the other properties offered for sale and to the rear 11 additional parking spaces. The building is constructed with red brick elevations under a flat roof with aluminium windows and internally is arranged with open plan floorplates, suspended ceilings, inset lighting and comfort cooling.

- Land Area 0.18 Acres (0.07ha) approx.

4, 5, 6 Beaufort Buildings

The properties comprise a terrace of three former townhouses, now converted to provide period office accommodation. The regency buildings are Grade II Listed. The properties were built in 1818 for the Gloucester Spa Company and are arranged over three storeys with basement and attic. Externally the buildings are with stucco rendered frontages with large double hung sash windows. They rest under a pitched slate roof behind a parapet wall. All three properties have more recent multi storey rear extensions. The terrace is set back from Spa Road via a service road along the entire frontage of the terrace. This road provides additional private parking at the front of the properties. Parking areas behind the properties are accessed via the roadway to the side of Montpellier House which is included in the sale area. A large tree is located to the rear of 5/6.

- Land Area 0.4 Acres (0.17ha)

In total land within the sale area currently appears to provide 49 car parking spaces to include disabled. There are also bin and bike stores.

SCHEDULE OF EXISTING ACCOMMODATION

Building	GIA (SqFt)	GIA (SqM)
Montpellier House	6,168	573.0
4 Beaufort Buildings	5,058	469.9
5 and 6 Beaufort	5,735	532.8
Total	16,961	1,575.7

The above measurements are approximate only.

TENURE

The Freehold interest with Vacant Possession upon completion is being offered For Sale. Please see the information pack for title information.

SERVICES

The site benefits from all mains service supplies to include drainage, gas, electric, water and telecomms. Developers may need to obtain new services connections which are understood to be in the main road.

METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids to be received at the offices of Bruton Knowles or by email by: **Noon on Wednesday 20th October 2021**. A 'tender form' is available on request and within the Data Room. Unconditional offers for the whole are preferred. Subject to planning offers may also be considered.

Overage:

There shall be no overage payable in respect of development or re-development of the subject property itself. If part of the site is developed in conjunction with adjoining land then overage shall be payable on that element of development.

GUIDE PRICE

Guide on application.

VAT

The property has not been elected for VAT.

BUSINESS RATES

Montpellier House and Beaufort Buildings 4 5 & 6 have a combined VOA rateable value of £78,000.

ENERGY PERFORMANCE CERTIFICATES

Montpellier House – Band C (71)

4 Beaufort Buildings – Band E (120)

5 & 6 Beaufort Buildings – Band D (93)

LEGAL INFORMATION

The selected purchaser is to provide a legal undertaking of £15,000 plus VAT upon agreement of Heads of Terms for the sale in the event that they withdraw from the transaction or diverge from the agreed sale terms. We believe that adjoining properties to the west benefit from rights of access across the sale area for vehicular movement. Please see the report on title contained within the data pack for further information on rights of access and restrictions on title.

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

PLANNING SYNOPSIS

Buildings have been occupied until recently by Ecclesiastical Insurance for office uses (within class B1 over the use classes order 1987 - now amended to Class E, commercial business and service uses). The properties are located within a conservation area but also within the settlement boundary.

As all of these buildings are statutorily listed, permitted development rights under class O cannot be applied to their conversion. The conversion of these buildings will therefore need to be sought under a full planning application and an accompanying listed building consent.

The vendors have commissioned the Bruton Knowles Planning Team and Quattro Architects to prepare and submit a request for 'Pre-Application Advice' to Gloucester City Council with re-development proposals for the site.

All pre-application drawings and proposals are available within the data room. Proposals provide for the conversion of building 4 into three 1 bed apartments and three 2 bed apartments; building 5 into three 2 bed apartments and building 6 into three 2 bed apartments. The precedent for conversion of similar buildings has recently been set under application reference 20/01056/FUL, where full planning permission was recently obtained (23rd March 2021) for the residential conversion of No. 8 of Beaufort Buildings.

Whilst Montpellier House could be converted to residential under Class O of the GPDO, because it is not statutorily listed or curtilage listed, the pre-app proposes demolition of Montpellier House and to redevelop this area of the site. A concept of the proposed new building is provided in the indicative 3D elevations and street scene views, provided in the pre-application feasibility study. The study indicates two new build contemporary blocks and across the scheme on the Ground Floor 7 x 1 Bed and 6 x 2 Bed apartments, on the First Floor 7 x 1 Bed and 6 x 2 Bed apartments, on the Second Floor 7 x 1 Bed and 6 x 2 Bed apartments and on the Third Floor 7 x 1 Bed and 6 x 2 Bed apartments.

Please Note: The 'pre-app' includes No. 3 Beaufort Buildings which is not offered For Sale with Bruton Knowles. 3 Beauforts Buildings may be available by separate negotiation with the freeholders and is currently vacant. Please contact us should you wish to speak with the owners. Quattro Architects suggest a slight variation of scheme proposals may be achievable solely on the land offered for sale (Subject to Planning Permission).

Planning Officer Feedback

Please see the data room for a copy of the Local Authority Response which indicates support for conversion of the existing buildings and replacement of Montpellier House.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles. Set viewing slots will be offered to interested parties. Please contact us for days and times.

An online data room has been prepared containing all relevant building documentation, floor plans and planning documents. Please email: jack.moulsdale@brutonknowles.co.uk for access.

SUBJECT TO CONTRACT – SEPTEMBER 2021



Indicative Sale Boundary











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