

Land for Gloucester Docks Apartment / Office Development

Land at 2 Severn Road, Gloucester, GL1 2LE

Development land to provide 3no residential apartments at upper floor levels with undercroft car parking



Land for Docks Apartment OR Office Scheme

2 Severn Road, Gloucester, GL1 2LE – Overlooking the River Severn and the Docks



LOCATION

The site is located in Gloucester City Centre within the historic area of Gloucester Docks and Conservation Area. The site sits opposite the Grade II Listed Lock Warehouse built in 1826. The River Severn runs along the western boundary with Severn Road bordering the eastern boundary providing access to the car park and buildings, leading to lock just a short distance to the north.

Commercial and residential development immediately surround the subject site, with further well established developments to the south east, providing a range of residential and restaurant offerings in addition to the office space incorporated into the former working docks buildings.

EXISTING PROPERTY

The existing property is owned under the Freehold Title GR413331 and comprises a hard surfaced parcel of broadly level car parking land. The adjoining properties to the north are within the vendors ownership (Residential and Retail Antique Centre).

- **Site Area** – 0.04 Acres (Approx)

PROPOSED SCHEME

The proposed residential scheme is for a three-storey extension to the existing building at 2 Severn Road over the existing concrete parking area. This will provide a terraced style structure arranged over ground, first and second floors with dual pitched roofs to provide three, 2 bedroom units and one, 1 bedroom apartment. Drawings show faced brickwork at ground floor and cladding to the uppers.

On the ground floor there is to be parking, bike store, bin store and letter boxes. At first floor level three kitchen / living areas and at second floor bedrooms / bathrooms.

PLANNING

21/00453/FUL – Extension to existing building to provide 3no. residential apartments at upper floor levels along with undercroft car parking at ground floor level. *Approved 10th September 2021.* (Revised application to previous approval granted under reference: 20/00391/FUL).

- Unit 1 – 1B2P – 58.03 Sqm (625 SqFt)
- Unit 2 – 2B3P – 81.32 Sqm (875 SqFt)
- Unit 3 – 2B3P – 72.67 Sqm (782 SqFt)

20/00391/FUL – Extension to existing building and internal alterations to provide new office space at first and second floor level (B1 use) and undercroft parking for use in association with existing commercial property. (Amended scheme). *Approved 12th October 2020.*

19/01224/FUL – Two storey extension to existing building and internal alterations to provide new office space at first floor level (B1 use) and undercroft parking for use in association with existing commercial property. *Approved 31st March 2020.*

The Local Planning Authority is Gloucester City Council. We believe any residential development will be subject to Community Infrastructure Levy at the prevailing rate.

SERVICES

The subject site does not currently benefit from any service supplies. As part of the development the purchaser will be required to bring in new supplies which are understood to be available in Severn Road.

VAT

VAT will not be chargeable on the purchase price.

TENURE

The site is offered Freehold with Vacant Possession.

GUIDE PRICE

£150,000. Offers Invited.

LEGAL

Each party to bear their own legal costs incurred in the transaction. A party wall agreement between the vendors and a future purchaser has not yet been drawn up.

METHOD OF SALE

The site is offered for sale by Informal Tender (sealed bids), with offers to be submitted to **William Matthews** by email: william.matthews@brutonknowles.co.uk and are to be received by Noon **Wednesday 17th November 2021**.

A Tender Form is available upon request.

FURTHER INFORMATION

A data link has been prepared that provides further planning documents and information on method of sale.

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

VIEWING

Viewing of the property is available from the main road adjacent to the site.

SUBJECT TO CONTRACT - OCTOBER 2021

Please Note: The adjoining dwelling house (No.2) and retail premises (antique shop) may also be available by separate negotiation. Please enquire for further details.

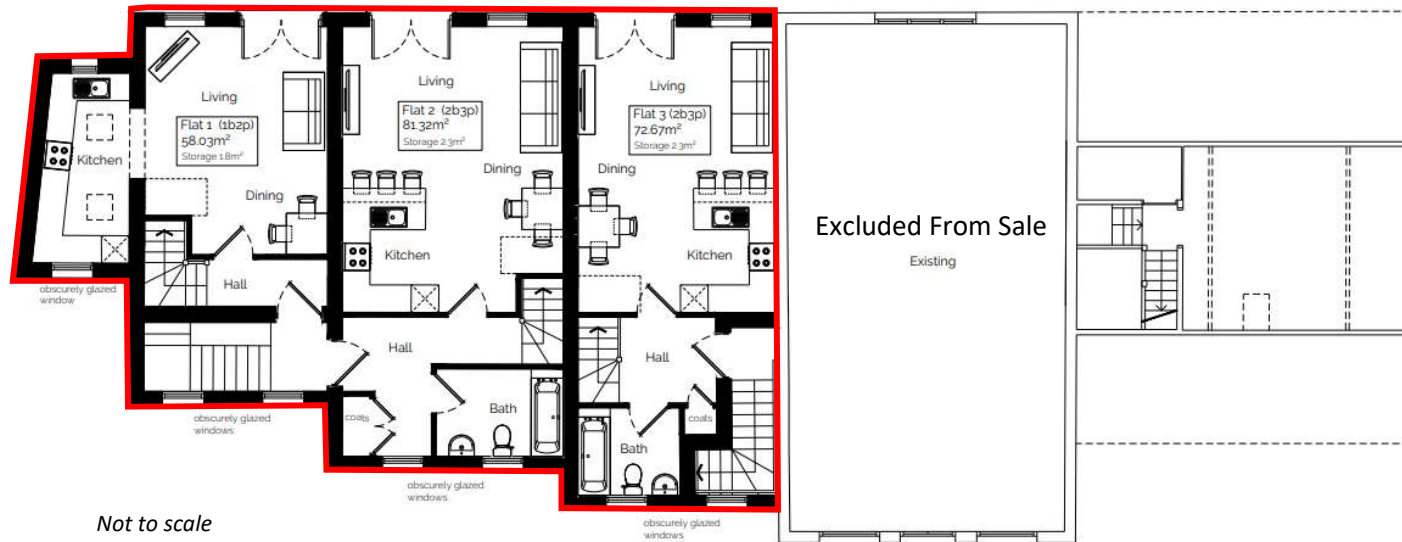
Plans for Residential Apartment Scheme

2 Severn Road, Gloucester, GL1 2LE

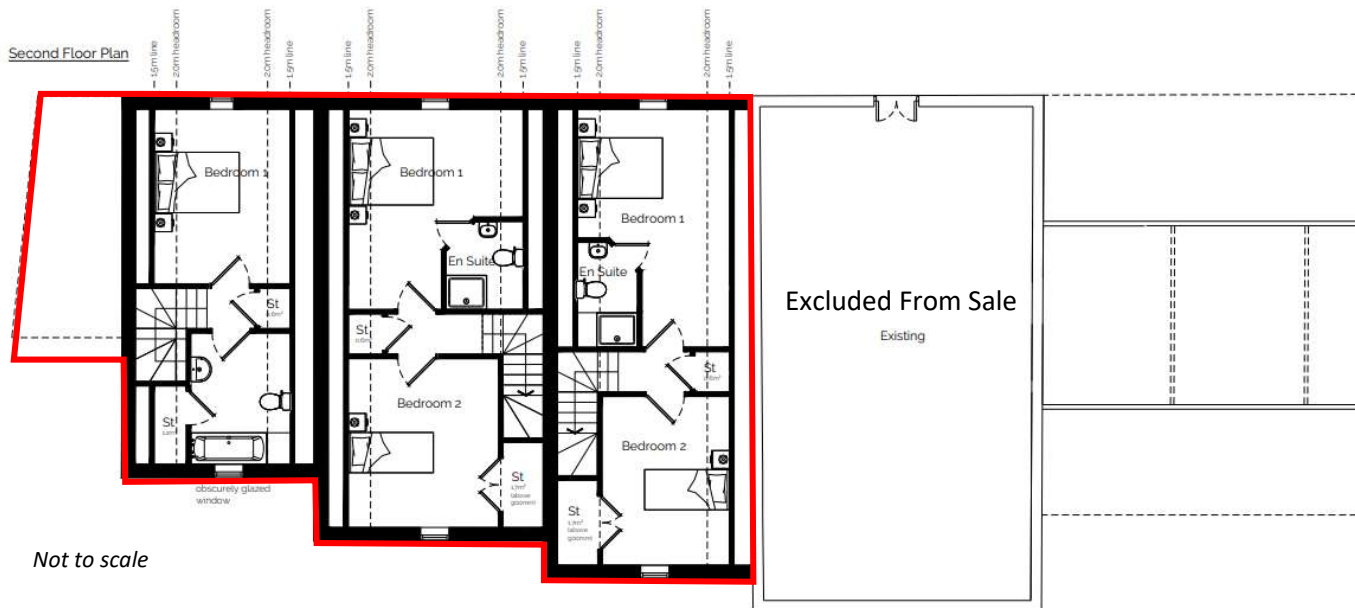
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First Floor Plan



Second Floor Plan

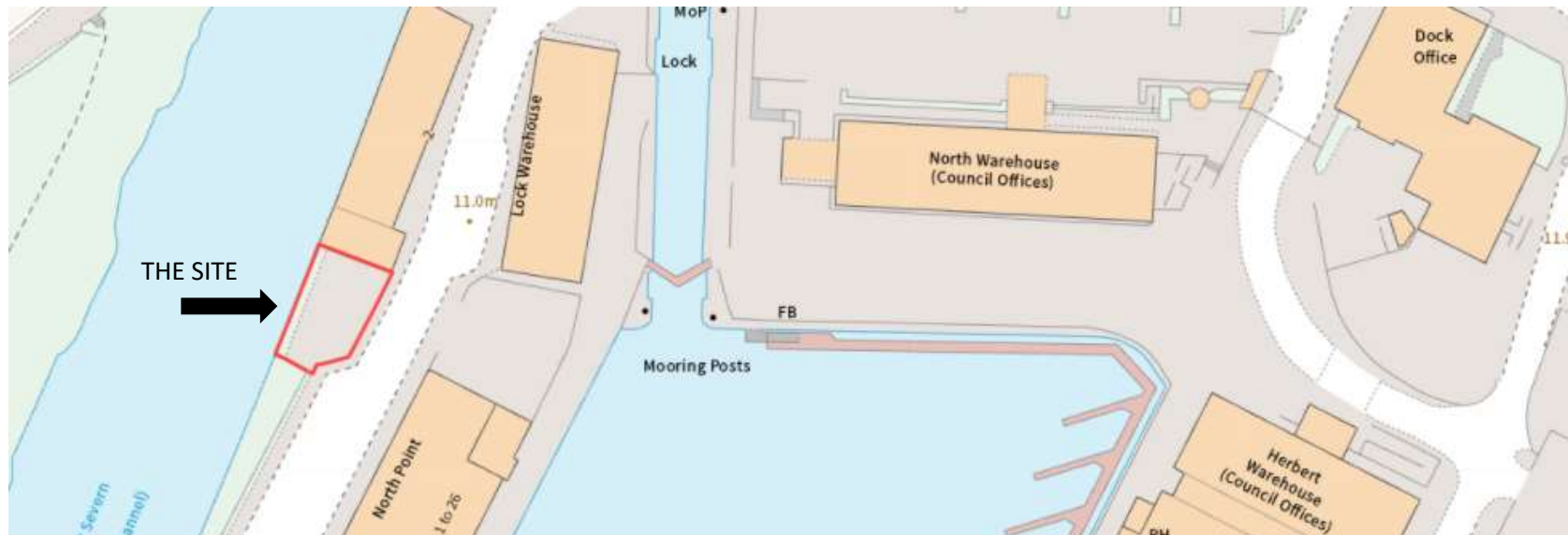
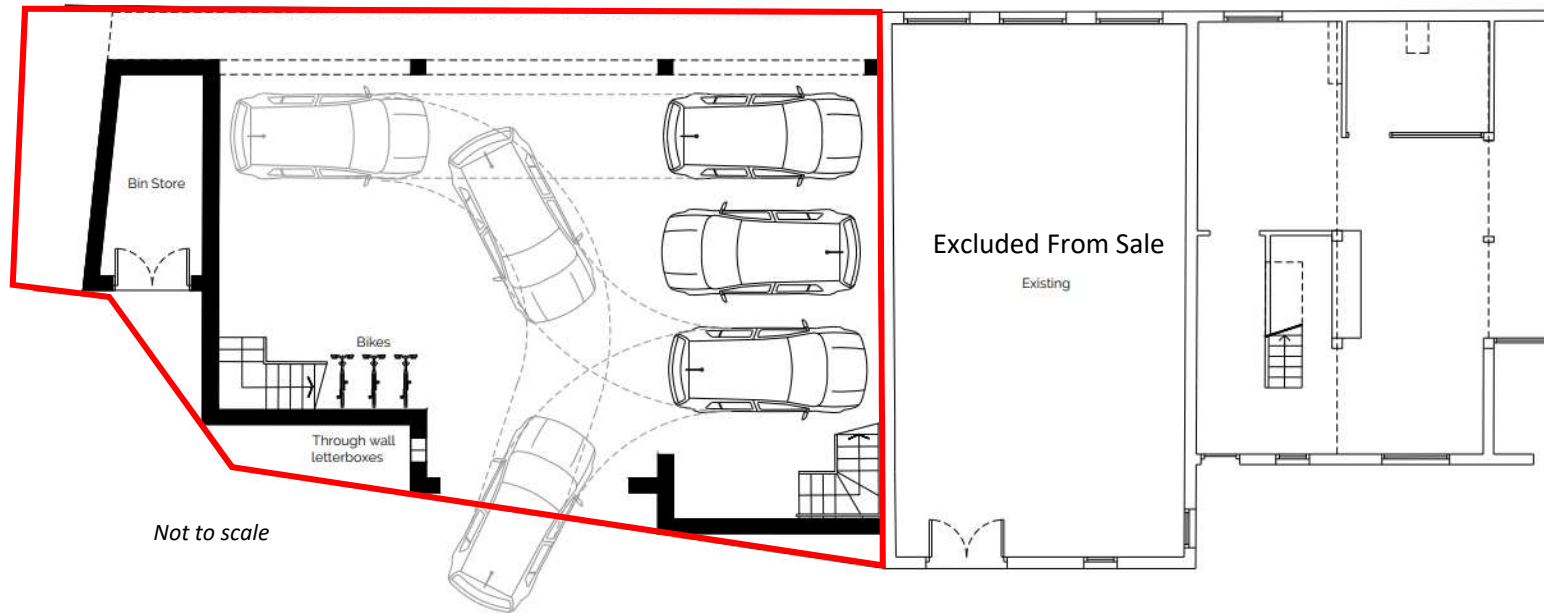


Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need 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.

Apartment Scheme Plans Continued

2 Severn Road, Gloucester, GL1 2LE

Ground Floor Plan





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