



FREEHOLD RESIDENTIAL APARTMENT BLOCK

St Annes, Pittville Circus Road, Cheltenham, GL52 2PZ



FOR SALE – Regency Block of 14 Self-Contained Apartments

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For Sale By Informal Tender and Offered with Vacant Possession. Potential for Refurbishment / Reconfiguration

LOCATION

The property is located along Pittville Circus Road in central Cheltenham, a large spa Town and Borough on the edge of the Cotswolds in the county of Gloucestershire. Pittville is a residential suburb of Cheltenham and is synonymous with some of the towns finest Regency and Victorian housing. The location is set by its architecture, Pump Rooms and Pittville Park. The Park approach is a short distance to the north west of the property. The property is approximately 0.5 miles from the town centre. With a population of 117,000 the Town is a progressive centre for employment, drawing on a strong regional catchment.

DESCRIPTION

The building comprises an imposing four storey former dwelling house which has historically been subdivided into 16 self contained residential apartments (two leaseholds are excluded from the sale but may be available by separate negotiation). The property is accessed via an attractive pillared entrance with a large gravel parking area and garden to the side and rear. Two small bungalows are located to the left of the block which are excluded from the sale.

Four flats are located in the basement (one sold off leasehold) and are accessed separately via a side stairway to the lower ground floor area. There is a rear garden (currently let on a terminable licence) which could serve one or more of the apartments. There is a further walkway / courtyard to the front of the basement flats.

The main entrance serves the remaining 12 apartments which are arranged four per floor. The ground floor long leasehold flat is currently vacant. Apartments are arranged either as bedsits or with mezzanine gallieried bedrooms. On the top floor apartments are duplexed. The building benefits from attractive period features to include some original doors, wooden shutters and ornate corning. The building is not Listed.

- 14 no. studio and 1 bedroom apartments
- Potential for refurbishment and individual sale
- Attractive freehold period block

PLANNING APPROVALS

We believe that the property benefits from established C3 residential use. The local planning authority is Cheltenham Borough Council. Available planning history for the block is limited.

Other than for TPO and conservation area tree works we note the following:

- **Building Control** - 09/00049/OTBN - Re roofing pitched and flat roofs and upgrading insulation in roof space Flats 1-16. Works completed.

SCHEDULE OF EXISTING ACCOMMODATION (GIA)

Flat / Floor	Bed / Type	Area Sq.Ft	EPC RATING
1 – Lower G	Leasehold	Excluded	n/a
2 – Lower G	Bedsit	470	F
3 – Lower G	Bedsit	460	E
4 – Lower G	1 Bedroom	525	F
5 - Ground	Leasehold	Excluded	n/a
6 - Ground	1 Bed Mezzanine	635	F
7 - Ground	1 Bed Mezzanine	689	E
8 - Ground	1 Bed Mezzanine	657	F
9 - First	Bedsit	511	F
10 - First	Bedsit	407	E
11 - First	Bedsit	495	E
12 - First	Bedsit	441	E
13 - Second	1 Bed Duplex	775	F
14 - Second	1 Bed Duplex	614	F
15 - Second	1 Bed Duplex	646	F
16 - Second	1 Bed Duplex	657	E

Please see the floor plans for layouts and measurements.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession throughout, apart from the two Leasehold units which are excluded. The leasehold units are responsible for a proportion (1/16 each) of structural and communal maintenance by way of a service charge. The two bungalows adjacent are excluded from the sale.

Please see the data room for the service charge budget and copies of long leaseholds. The two bungalows are excluded from the sale and to be retained by the vendors. The rear garden is let on a licence and will be sold vacant. Both leaseholders have advised that they may wish to sell their apartments.

SERVICES

The building benefits from mains electricity, water and drainage. An intercom system is linked to apartments. There is a central zoned fire alarm system with touch panel to the communals. No tests have been carried out in this regard.

METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids to be received by email to both william.matthews@brutonknowles.co.uk and richard@thponline.co.uk by **Noon on Wednesday 8th June 2022**. A 'tender form' is available on request.

GUIDE PRICE

£1,500,000. All offers are invited.

VAT

The property has not been elected for VAT.

LEGAL

Each party is responsible for its own legal costs. The title will be split and rights of access granted to St Annes Bungalows. Rights will be reserved to park two cars within the sale area and for bin storage. A pedestrian right of way will be retained to the rear gardens of the bungalows via an existing gateway.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties. Please contact us for days and times. An online data pack has been prepared containing all relevant documentation and plans. A walk through video is available within the data pack. Please contact us for further information.



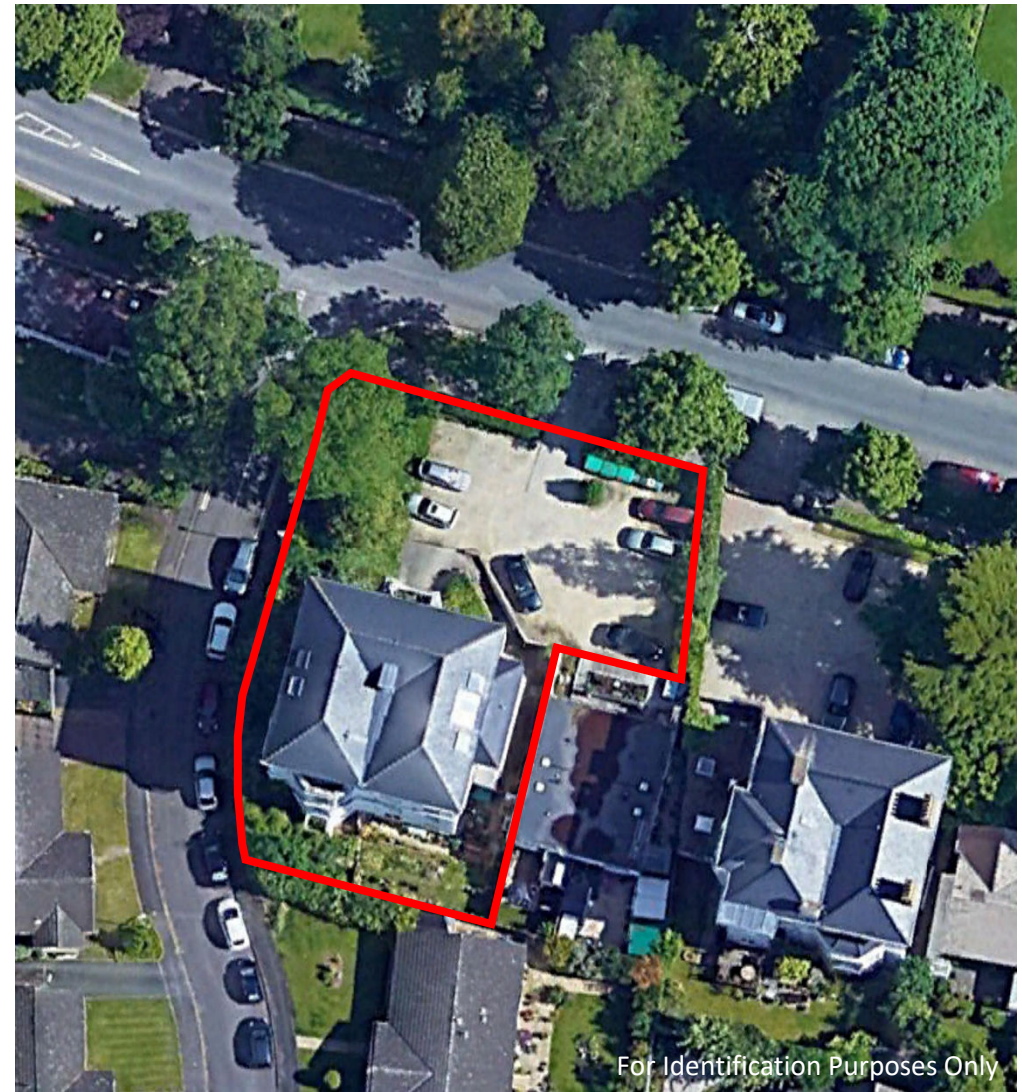
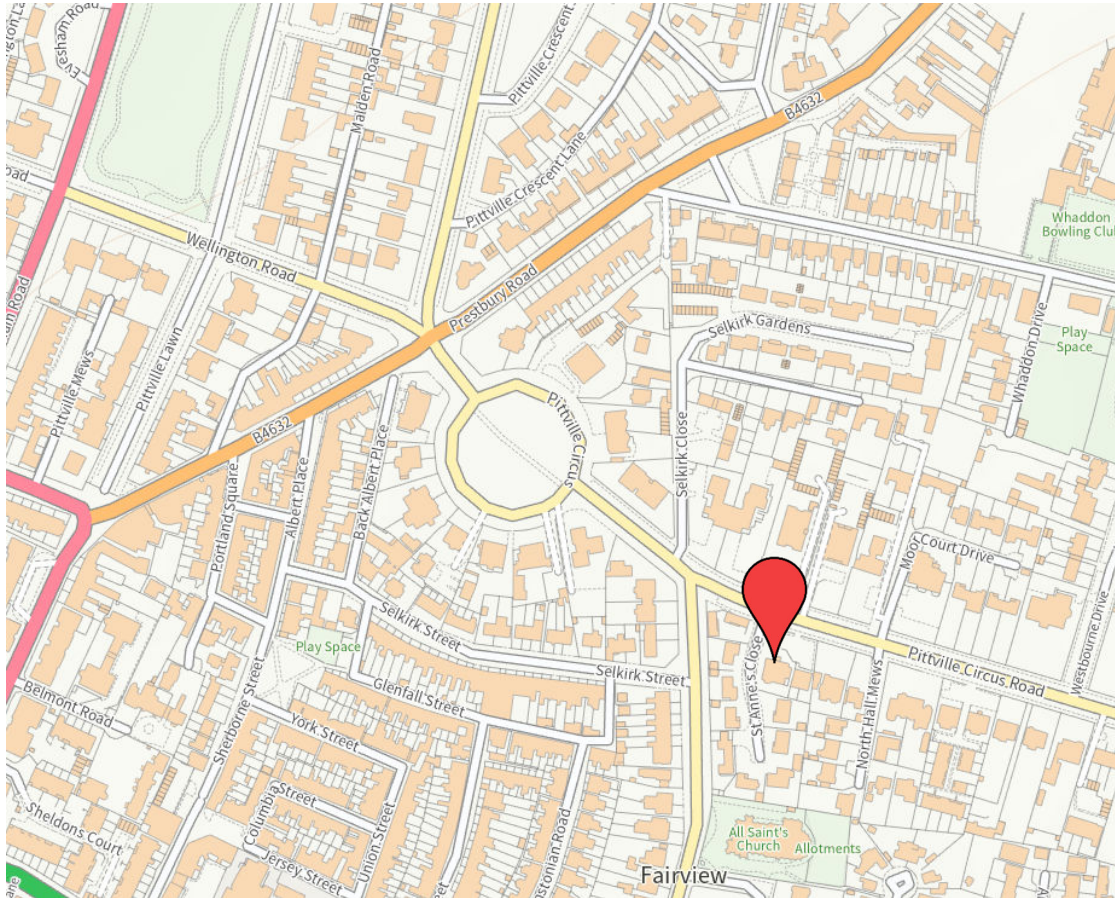
ST ANNES

FLATS 6-8
MAIN HOUSE
FLATS 1-4
DOWN STEPS



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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