



## 1-24 St. Barbara's Close, Ashchurch, Tewkesbury, GL20 8LG

Freehold Modern Residential Close comprising 20 Apartments (Lot A) and 4 Houses (Lot B) with Parking

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**CODE 5540**

# St. Barbara's Close Residential Portfolio

1-24 St. Barbara's Close, Ashchurch, Tewkesbury, GL20 8LG

For Sale By Informal Tender – 20 Apartments (2 Leasehold) and 4 Houses, with Parking

Bruton Knowles, Olympus House, Olympus Park,  
Quedgeley, Gloucester GL2 4LY

01452 880000

## LOCATION

St. Barbara's Close is located to the southern edge of the Gloucestershire village of Ashchurch, lying 2 miles to the east of Tewkesbury. The area has seen much development in recent years, including the construction of a Designer Outlet Village and Garden Centre to the east, with substantial future residential development proposed in the vicinity.

Transport links are very good with Junction 9 of the M5 Motorway located 0.7 miles to the west and Ashchurch Railway Station 0.3 miles to the north west.

## DESCRIPTION

St Barbara's Close is accessed directly off the A46, via a privately-owned road which also services a number of neighbouring residential developments. The buildings comprising the Close are constructed of brick elevations under dual pitched tiled roofs and are understood to have been built in 2007. The Close is attractively landscaped with established trees and shrubs.

### Lot A: 5-24 St Barbara's Close

The 20 purpose-built 2-bed flats are arranged across four blocks, with separate entrances and each serviced by intercoms and fully integrated fire alarm systems. Blocks B-D are housed in one building, with a separate detached building forming Block A.

Flats 9 and 18 are Long Leasehold dwellings under separate 'ownership' and each pay an annual ground rent and service charge (see **Information Pack** for details). The remaining flats are currently all let in the open market on an AST basis.

The apartments and communal areas are all in very good decorative order and new combi-boilers have been recently installed in several the flats. The apartments benefit from allocated parking, with spaces located to the front of blocks B-D and a carpark opposite (see Plan). Ground floor flats 5, 10, 16 and 20 have private gardens. An area of retained Open Space, designated as part of the proposed neighbouring development (see details below), currently laid to lawn, lies to the south. This land will be bisected by an access road leading to the new development beyond (see Plan). The Apartment Blocks all share a communal bin and bike store.



### Lot B: 1-4 St Barbara's Close

The four modern 4-bed houses form a terrace and all benefit from private gardens to the rear and two driveway parking spaces to the front. The accommodation is arranged over 2 storeys and there is good decorative order throughout.

## SCHEDULE OF ACCOMMODATION

	Property	Floor	Beds	Area (sq m)	Occupation	Rent /month
Terrace	1	-	4	115	Occupied	£810
	2	-	4	117	Occupied	£810
	3	-	4	118	Occupied	£810
	4	-	4	111	Occupied	£810
Block D	Flat 5	Ground	2	69	Occupied	£675
	Flat 6	Ground	2	69	Occupied	£650
	Flat 7	First	2	69	Occupied	£650
	Flat 8	First	2	69	Occupied	£680
	Flat 9	Penthouse	2	104	LEASEHOLD	Excluded
Block C	Flat 10	Ground	2	69	Occupied	£675
	Flat 11	Ground	2	75	Occupied	£685
	Flat 12	First	2	79	Occupied	£650
	Flat 13	First	2	69	Occupied	£650
	Flat 14	Penthouse	2	89	Occupied	£795
Block B	Flat 15	Ground	2	68	Occupied	£685
	Flat 16	Ground	2	65	Occupied	£675
	Flat 17	First	2	69	Occupied	£685
	Flat 18	First	2	65	LEASEHOLD	Excluded
	Flat 19	Penthouse	2	91	Occupied	£750
Block A	Flat 20	Ground	2	54	Occupied	£675
	Flat 21	Ground	2	52	Occupied	£680
	Flat 22	First	2	59	Occupied	£680
	Flat 23	First	2	69	Occupied	£680
	Flat 24	Penthouse	2	84	Occupied	£795

Note: - floor areas are taken from EPCs and are approximate only

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## SERVICES

We understand the houses and flats all benefit from connection to mains water, drainage, gas and electricity, individually metered.

## INCOME

We understand the current Passing Rent is £187,860 per annum, considered to be below Market Rent.

## ENERGY PERFORMANCE CERTIFICATES

All properties have valid EPCs. Please see the **Information Pack** for details.

## TENURE

The freehold interest is being offered for sale, subject to the two existing Long Leaseholds (see **Information Pack** for details). Both leaseholders have advised that they may wish to sell their apartments.

## PLANNING

We understand this to be open market C3 residential use.

## PROPOSED NEIGHBOURING DEVELOPMENT

The land directly to the south of St Barbara's Close, and currently under the same ownership, benefits from a Resolution to Grant Outline Planning Permission for the erection of up to 90 houses, a care home, community centre (now allotments) and associated works with all matters reserved.

The proposed development will be accessed via St. Barbara's Close and as part of this proposal the road currently servicing the properties will be widened and improved up to an adoptable standard.

The Local Planning Authority is Tewkesbury Borough Council and the Application Ref: 18/00043/OUT.

Interested parties will be provided with further information regarding this proposed development when given access to the St Barbara's **Information Pack**.



## VAT

The property is not elected for VAT.

## GUIDE PRICE

Lot A: Guide Price of £2,600,000.

Lot B: Guide Price of £800,000.

## Legal

The Purchaser is to pay the Vendor's Agent fees, at 2% + VAT and a Legal Undertaking of £15,000 + VAT.

## METHOD OF SALE

The property is for sale by Informal Tender, with offers invited for individual Lots or the whole. Sealed bids/emails to be received by Bruton Knowles by **Noon on Friday 16<sup>th</sup> September 2022**.

Offers are to be submitted to:

[lucy.stevens@brutonknowles.co.uk](mailto:lucy.stevens@brutonknowles.co.uk)

A 'Tender Form' is available within the **Information Pack**.

## VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles, and the following viewing dates have been arranged:

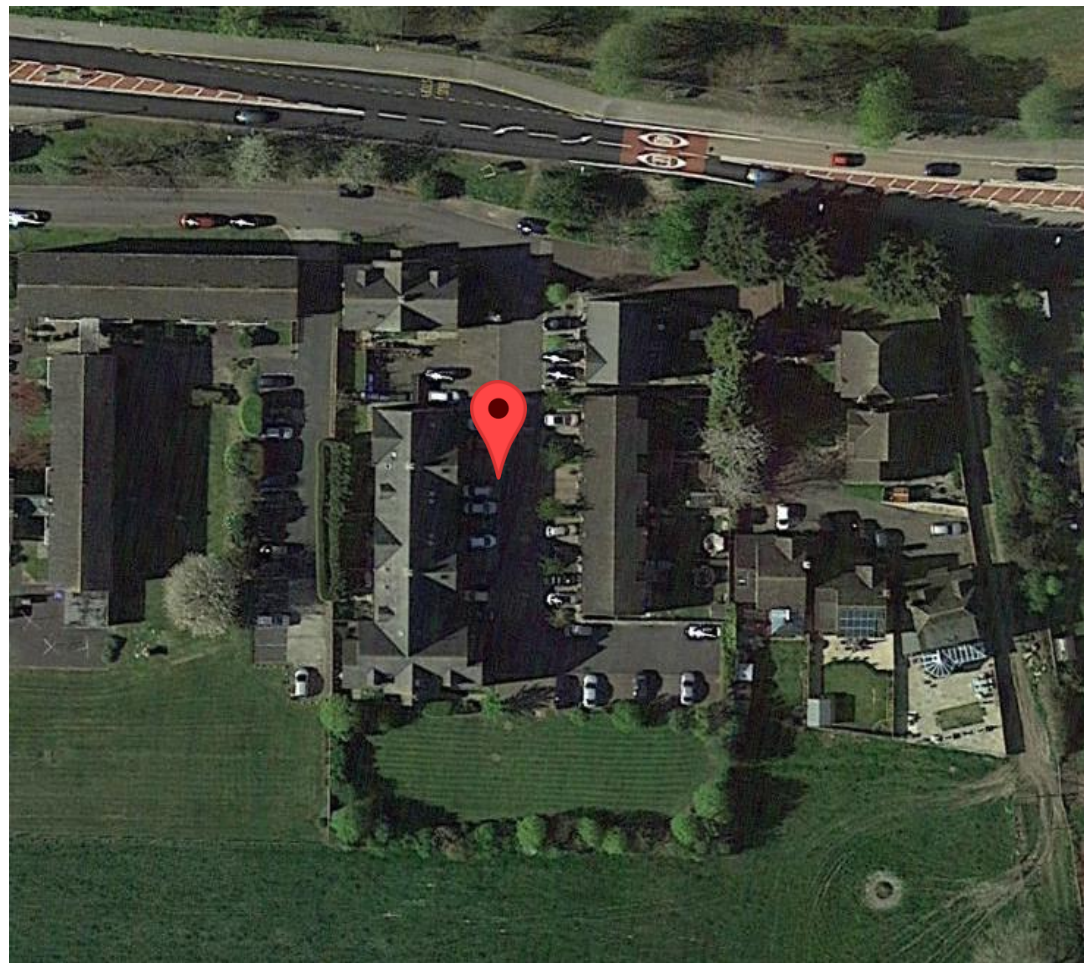
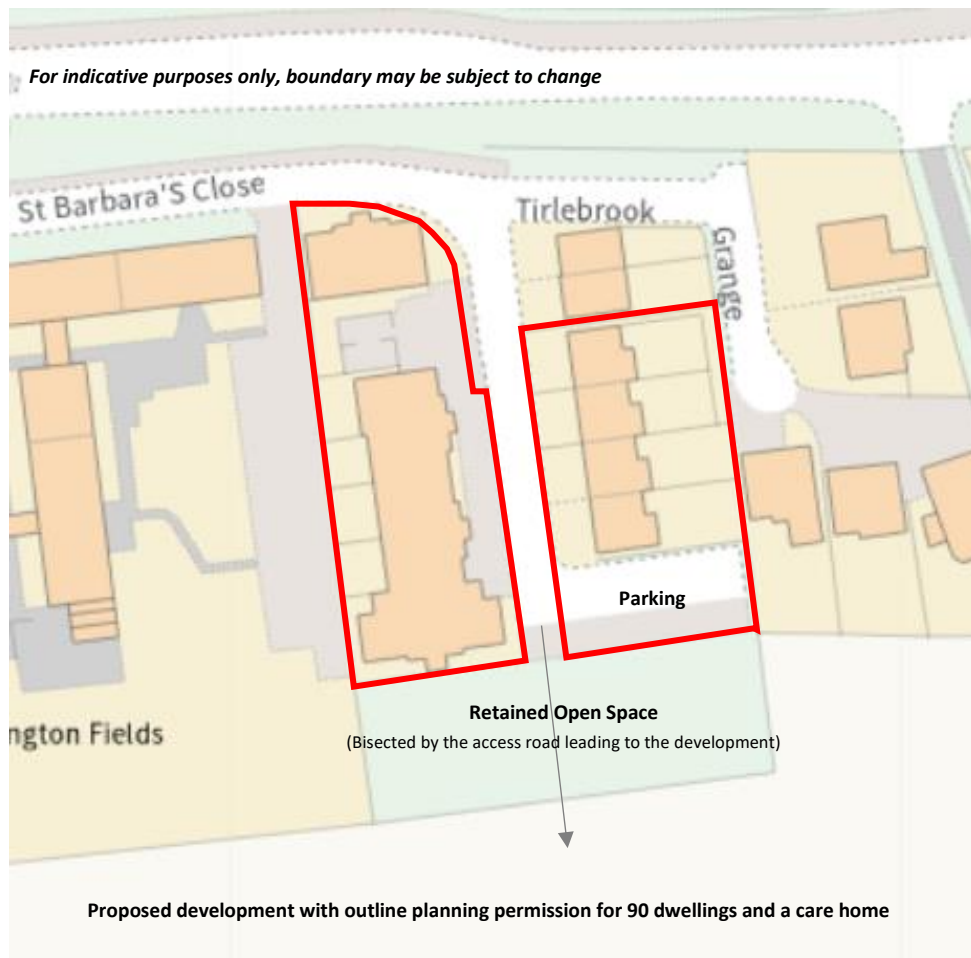
- Wednesday 17<sup>th</sup> August – 10am - 2pm
- Wednesday 7<sup>th</sup> September – 10am - 2pm

An **Information Pack** has been prepared containing all relevant documentation and plans.

Please contact [lucy.stevens@brutonknowles.co.uk](mailto:lucy.stevens@brutonknowles.co.uk) for access.

**Subject to Contract – July 2022**





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**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.