

# Refurbishment/Development Opportunity

The Firs, Bristol Road, Hardwicke, Gloucester, GL2 4QZ

BK

Bruton Knowles

est. 1862



Plan is for indicative purposes only.

# Refurbishment and Development Opportunity (STP)

Land and Property at The Firs, Bristol Road, Hardwicke, Gloucester, GL2 4QZ

For Sale By Informal Tender



## LOCATION

The property is located within a well-established residential area on the southern edge of the Gloucester suburb of Quedgeley in the village of Hardwicke. The property is well connected to the wider area via the Bristol Road and A38, providing a direct link to Junction 12 of the M5 from which Cheltenham is within a 20 minute drive to the north and Bristol within a 35 minute drive to the south. Public transport links are also excellent, with the nearby Gloucester Train Station and a bus stop located within 100m from the property offering connections to Quedgeley, Gloucester, Dursley and Stroud. The surrounding area benefits from a good level of amenities, with several supermarkets, multiple employment opportunities, and a number of schools. Gloucester City centre lies 5 miles to the north of the site, offering a wide range of services.

- Gloucester – 5 miles
- Cheltenham – 14 miles
- Bristol – 31 miles

## DESCRIPTION

The property comprises a two-storey detached 4-bedroom family home with large front and rear gardens and a detached single garage. The original property is of a red brick construction under a cross gabled clay tiled roof and single chimney stack. The property has historically benefitted from a two-storey extension to the northern elevation with a gable roof and a single storey extension to the western elevation. Internal modernisation and redecoration is required throughout the property.

The site extends to approximately 0.33 acres (0.13 hectares), which includes the main dwelling house, front garden, rear garden and single garage (approx. 6.48m x 3.70m).

Bounding the site to the east is the recent Bellway Homes development of 51 no. dwellings, with an existing residential dwelling known as 'Evernela' bordering the site to the north.

To the west is the A38 which provides access to the property and to the south there is a parcel of unregistered land over which access is provided to the subject site and the adjacent dwelling, 'Highways'.

The property is currently registered under the Freehold Titles GR462124 and GR454309.

Ground Floor – front and rear entrances, hallway, three reception rooms and a kitchen.

First Floor – three double bedrooms one with en-suite, single bedroom, family bathroom and landing area.

Externally - the property is also accompanied by a parking area laid to concrete, large front and rear gardens with a shed and an elevated patio area to the rear of the property. There is also a detached single garage.

## PLANNING

The subject site is within the planning jurisdiction of Stroud District Council. Stroud District Local Plan is currently undergoing Examination by the Planning Inspectorate.

As per Stroud District's Local Plan Review Submission Policies Map A (North/West), The Firs appears to fall outside of the settlement boundary for Hardwicke, however this amended boundary also does not include the 51 no. dwellings to the rear of The Firs which have now been constructed. Parties are to make their own planning enquiries. The development potential is subject to obtaining the necessary planning consents.

## OVERAGE

The Vendor is to retain an Overage of 30% on the land should development be achieved for a period of 40 years.

## COUNCIL TAX

Council Tax Band D.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

## SERVICES

We understand that the house benefits from mains services, however we have not carried out any tests in this regard. We understand that the electricity cables, located at the front and the rear of the site, benefit from a wayleave agreement. We are aware that notice has been served and the cables have been grounded that traversed the site to the rear of the property.

## GUIDE PRICE & METHOD OF SALE

The property is For Sale by way of Private Treaty. **Offers are invited in excess of £450,000.** Both unconditional and conditional (subject to planning) are invited.

Offers are to be submitted to Jack Mouldsdales by email:

[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

## LEGAL

Each party to bear their own legal costs incurred in the transaction. The property is offered Freehold with vacant possession.

*\*Please note that the land offered (edged in red on the illustrative plans) includes the Registered Titles, GR462124 and GR454309 and also land which is in the Vendor's possession but it has no Land Registry Title (shaded blue on the illustrative plans). The land is enclosed and no one has objected to that, but there is an insufficient period of enclosure to make it possible to apply for possessory title.*

## VIEWING & FURTHER INFORMATION

A 'Data Pack' has been prepared that provides information on Method of Sale, EPC and Floor Plans. Viewing is strictly by appointment only.

To arrange a viewing, please contact Jack Mouldsdales via email:

[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)

## SUBJECT TO CONTRACT MAY 2023

**Important Notice:** 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.



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# Potential for Refurbishment

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# Floor Plans and EPC

The Firs, Bristol Road, Gloucester, GL2 4QZ



## The Firs, Bristol Road, Hardwicke, Gloucestershire

House Approximate IPMS2 Floor Area 158 sq metres / 1701 sq feet  
 Garage 24 sq metres / 258 sq feet

Total (Includes Limited Use Area) 182 sq metres / 1959 sq feet  
 4 sq metres / 43 sq feet

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 07890 327 241  
 Job No SP2901

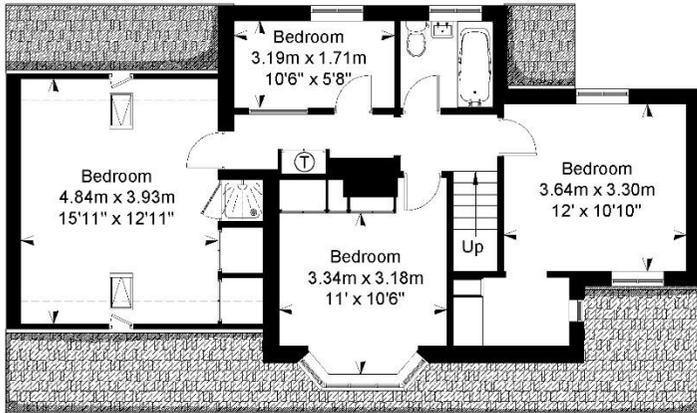
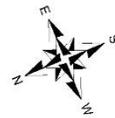
This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

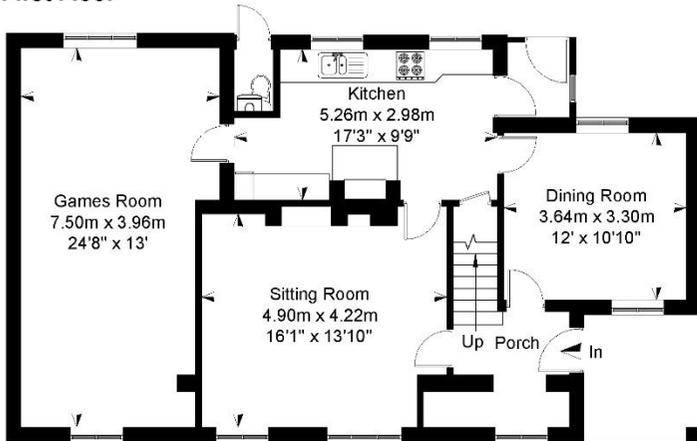
IPMS = International Property Measurement Standard

Outbuildings  
 Not Shown In Actual Location Or Orientation

□ = Limited Use Area



First Floor



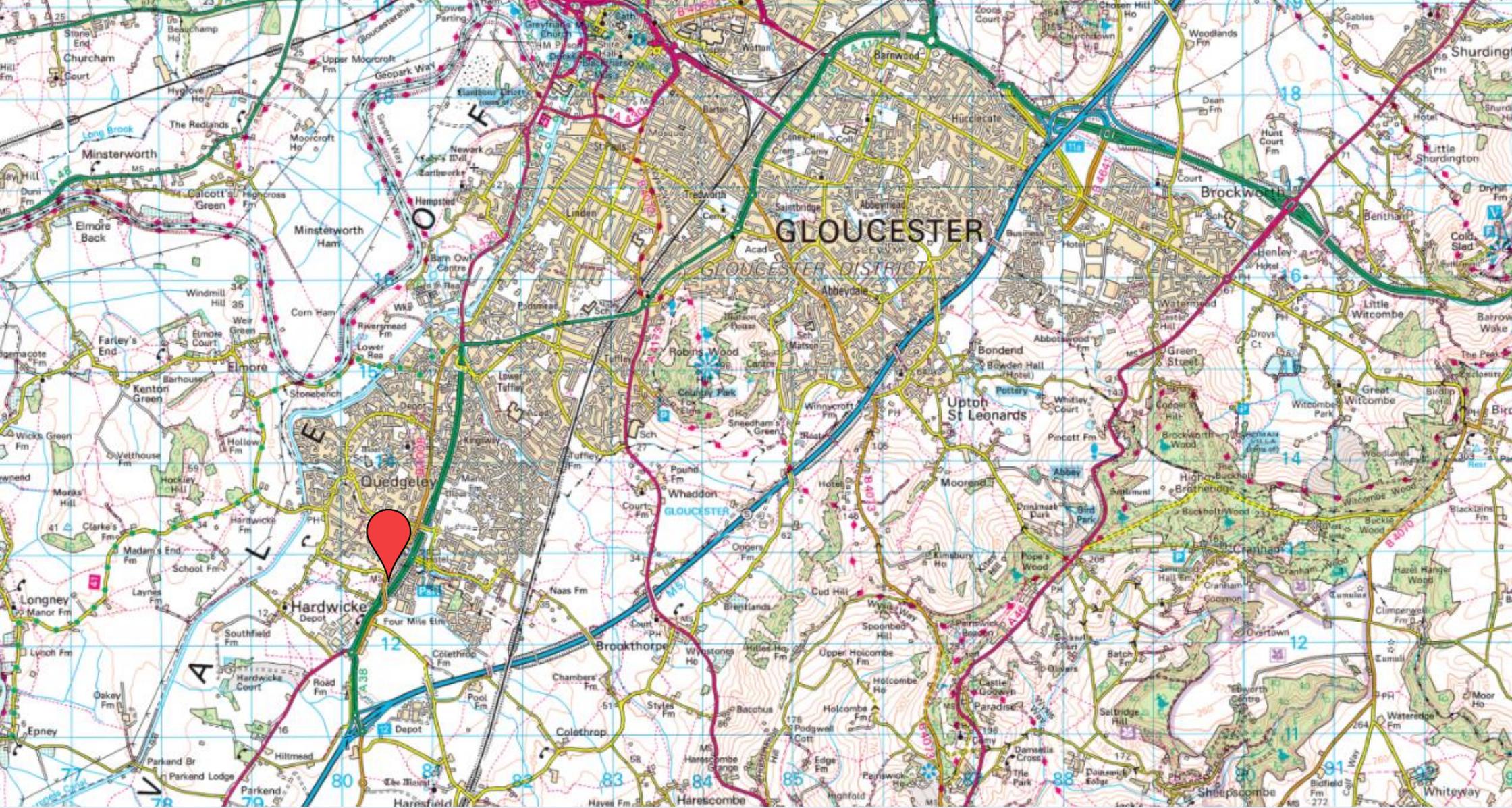
Ground Floor

The Firs Bristol Road Hardwicke GLOUCESTER GL2 4QZ	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>
	Valid until <b>10 October 2032</b>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		

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## CONTACT

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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.