

Southfield Old House, Park Road, Stroud, GL5 2JQ.

-  Development Opportunity
-  Stroud
-  For Sale
-  480.69 m2 (5,271 ft2)



FOR SALE BY INFORMAL TENDER



Southfield Old House, Park Road, Stroud

Former Day Centre facility with potential for a variety of uses subject to planning. In need of refurbishment throughout. Includes a large garden to the rear.

Location

Southfield Old House occupies a site of approximately 0.29 hectares (0.72 acres) on Park Road, around ½ mile from Stroud town centre. The immediate area is predominantly residential and characterised by substantial detached period houses set in generous grounds.

The property is approached from the A419 heading east out of the town centre, past the Waitrose store, and then taking the second turning on the left into Park Road. The site occupies a slightly elevated position and is bounded by mature trees, hedging and fencing, affording a good degree of privacy and seclusion.

Description

The property is a substantial detached period building arranged over four floors, built originally as a single private dwelling. It is of solid brick construction in mellow yellow/buff brickwork with contrasting brick banding and dressed stone mullioned and transomed window surrounds, beneath pitched tiled roofs incorporating gabled projections, decorative bargeboards and dormer windows. The windows are mainly timber casements.

Internally, the building retains a lot of its original character, including encaustic tiled floors to the entrance hall and landings, moulded cornices and picture rails, panelled joinery, original fireplaces and chimneypieces, a turned timber staircase and decorative stained glass.

The accommodation comprises a series of well-proportioned rooms, most recently used as offices, meeting rooms and activity space, together with a kitchen, ancillary stores and WC facilities at each level, and plant space.

There is a fenced drive running along the southern boundary leading to the rear of the site, and a range of single storey outbuildings comprising a brick garage, stores and greenhouses.

Beyond this is a substantial area of vacant, broadly level land at the rear.

Accommodation

(Approximate gross internal areas)

Ground Floor	227.04 m2	(2,444 ft2)
First Floor	149.86 m2	(1,613 ft2)
Second Floor	112.79 m2	(1,214 ft2)
Total	489.69 m2	(5,271 ft2)

The total site area is approximately 0.275 hectares (0.680 acres).

Planning

Planning consent has been granted for a private entrance directly off Park Road, with the associated installation works to be undertaken by the purchaser (Ref: 26/1036/FUL).

The property has most recently been used as a day centre and offices which fall within Class E of the Use Classes Order (as amended). It is not Listed but does lie within a Conservation Area.

Council Tax

The property will need to be re-assessed for Council Tax purposes.





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Terms

The property is offered freehold with vacant possession, subject to an overage clause on the land to the rear.

Final and Best offers are invited by 12pm on Friday 20TH November 2026. Consideration will be given to conditional and unconditional offers.

Proposals should be submitted to Simon McKeag by email to simon@ashproperty.co.uk and include the level of offer and any conditions the purchase is subject to. A tender form can be provided upon request.

Guide Price

Offers are invited in excess of £650,000.

Energy Performance Certificate

An EPC report is being prepared.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own costs incurred in the transaction.



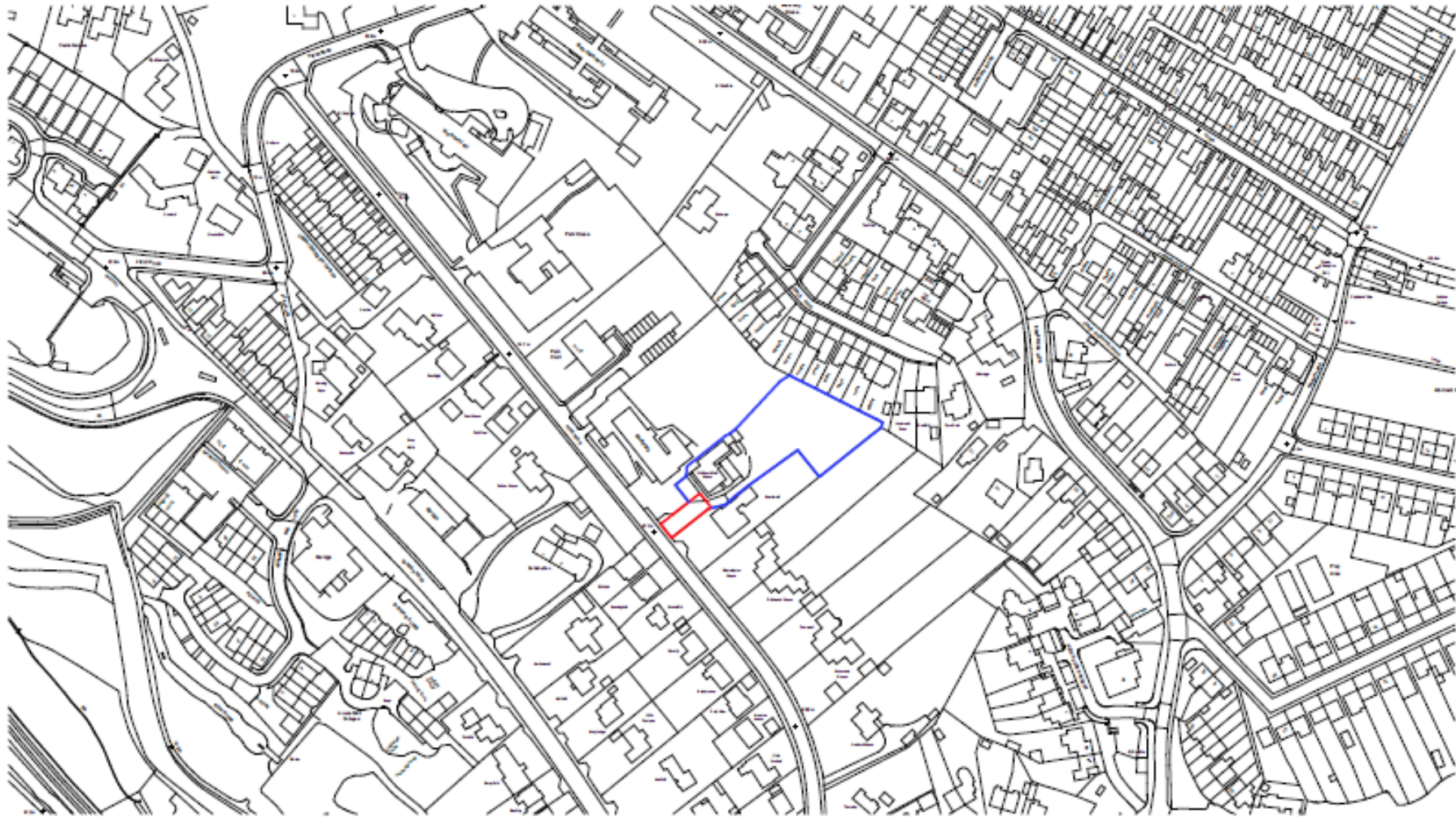


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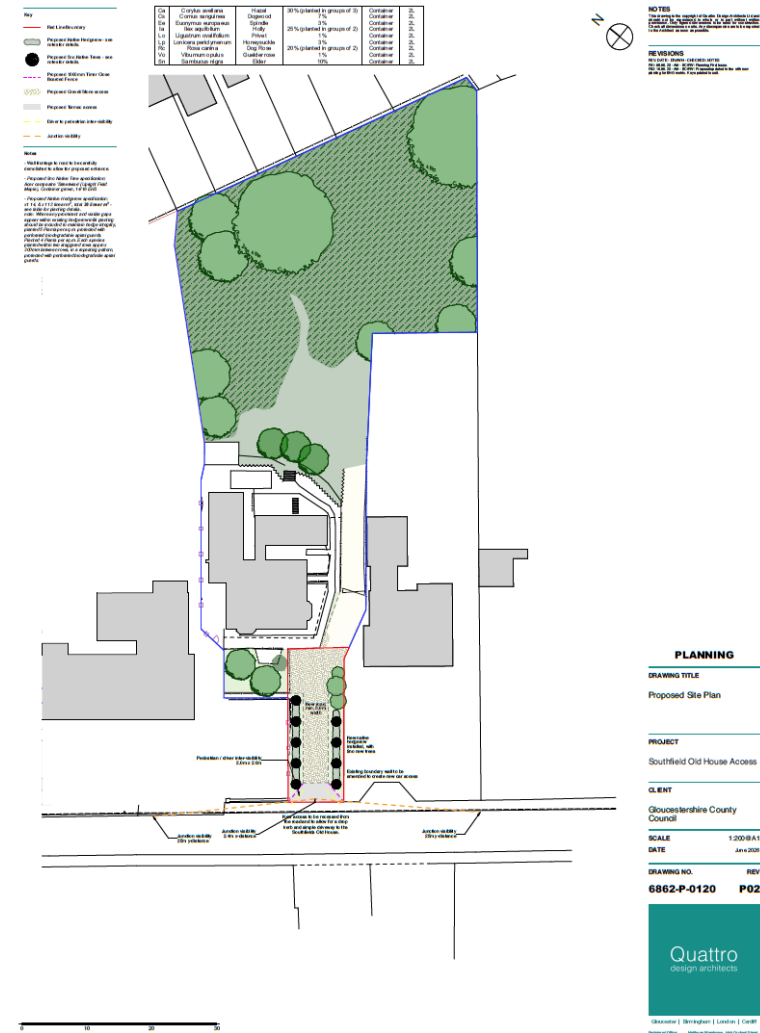


Site plan





Southfield Old House, Stroud



Proposed street scene and access



Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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