





**Willow Lodge and land, Oxstalls Way,
Longlevens, Gloucester, GL2 9JU.**

-  Development Opportunity
-  Gloucester
-  For Sale
-  From 72.57 m2 (781 ft2)





Willow Lodge and land, Oxstalls Way, Longlevens

The property comprises 2 lots; a former educational facility and a parcel of land. Both have potential for a range of uses, subject to the necessary consent being obtained.

Location

The property is located within the popular, predominantly residential, suburb of Longlevens, situated approximately two miles north from the city centre (The Cross), within a parade of six retail units fronting the west side of Oxstalls Lane, ¼ mile south from its junction with Longlevens Lane, ½ mile northwest from its junction with Oxstalls Lane and ¾ mile west of the B4063 Cheltenham Road.

Junction 11 of the M5 motorway is approximately 3½ miles to the east. The properties in the immediate vicinity are predominantly residential and the main Oxstalls Campus of University of Gloucestershire is adjacent to the property.

Lot 1 - Willow Lodge

The property is a single storey building of brick construction under a flat roof on a self-contained plot with access provided directly onto Oxstalls Way.

It comprises 5 rooms with kitchen and WC facilities and in general, the accommodation has carpet floor coverings with emulsioned walls and suspended acoustic tiled ceilings with surface mounted lighting, wall mounted trunking with electric and telephone points and gas fired heating via radiators.



There is parking to the front of the property and an enclosed garden to the rear.

The approximate areas are as follows:

Net Internal Area	72.57 m2	(781 ft2)
Gross Internal Area	101.54 m2	(1,093 ft2)

The site area totals approximately 0.04 hectares (0.10 acres).

EPC

An EPC is being prepared.

Planning

The property has been used for educational purposes which fall within Class F of the Use Classes Order 1987.

Rates

The property will need to be reassessed for Rating purposes.





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Lot 2 – Land

The land is situated adjacent to the Oxstalls Campus, and access is available off Oxstalls Way.

It extends to approximately 0.29 hectares (0.70 acres) and is presently laid to lawn with several saplings and the boundary is hedgerows and mature trees.

We are advised that services exist within the locality and confirm that we have not tested any of the service installations. Any prospective purchaser must satisfy themselves independently as to the availability and condition of such items.

The access road is not adopted and will be retained by the University of Gloucestershire; full access rights will be granted over it, and maintenance costs will be shared.

The vendor will consider selling the access road on the basis access rights are retained.



Indicative boundary only





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Terms

The property is offered freehold with vacant possession.

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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Request a viewing

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

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