



**REQUIRES MODERNISATION**



# 9 Church Road, Cinderford

## Former Class C2 (Residential Institution) property with planning permission for conversion to Class C3 (Dwelling House) use.

### Location

Cinderford is one of the three principal towns in the Forest of Dean and lies approximately 15 miles west of Gloucester, 12 miles south of Ross-on-Wye, 5 miles east of Coleford, 10 miles north of Lydney and 19 miles northeast of Chepstow. The property is located within a predominantly residential area on the west side of Church Road at its junction with Meendhurst Road, approximately ½ mile south from the central shopping area of Cinderford at High Street.

### Description

The property is a three storey (including lower ground floor), detached building dating from the early 20<sup>th</sup> Century, with rear two storey extensions. It is of rendered masonry construction with a pitched slate tiled roof, and it has double glazed uPVC windows and external doors throughout.

The ground floor accommodation includes an entrance porch, living room, 3 bedrooms, kitchen and bathroom and stairs lead to the first-floor landing off which are located a further five bedrooms, a bathroom and a WC. There is a plant room and porch area on the lower ground floor.

In addition, there is a self-contained flat on the lower ground floor divided to provide a main living room, kitchen, WC/shower room and bedroom.

The kitchens, WC and bathrooms all have appropriately fitted units and each of the bedrooms has a wash hand basin. Heating is provided via wall mounted radiators served by gas fired central heating boilers.

The property has a tarmac surfaced side driveway with access off Meendhurst Road and side access with a rear courtyard style garden with walled boundaries.

### Accommodation

(Approx gross internal areas)

Basement	55.36 sq m	(598 sq ft)
Ground Floor	38.58 sq m	(857 sq ft)
First Floor	84.49 sq m	(909 sq ft)
<b>Total</b>	<b>219.48 sq m</b>	<b>(2,364 sq ft)</b>

### Council Tax

The property is listed within Band C.

### Planning

Consent has been obtained for a 'Change of use of existing building from Class C2 (Residential Institutions) to Class C3 (Dwelling Houses)'.  
Planning Ref No. P0466/23/FUL.

### Terms

The property is offered freehold with vacant possession.

### Guide Price - £425,000.

### EPC

The property has an EPC Rating of E-48.

### VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

### Legal Costs

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



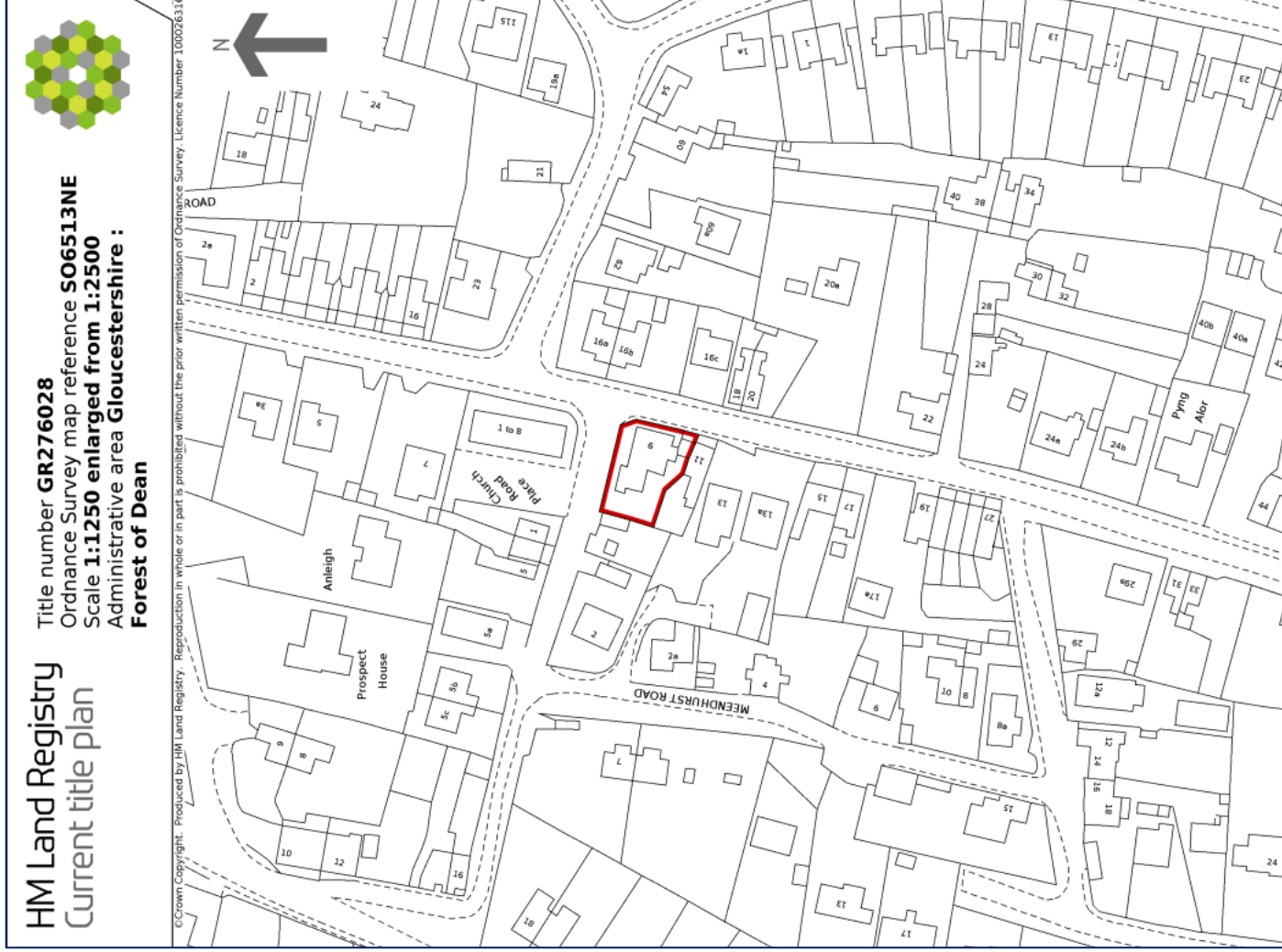


# 9 Church Road, Cinderford





# 9 Church Road, Cinderford



This is a copy of the title plan on 8 DEC 2022 at 11:40:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Gloucester Office.





# Request a viewing

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

## Key contacts

### Simon McKeag BSc (Hons) MRICS

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453

### Harry Pontifex BSc (Hons) MRICS

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

#### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

#### **Money Laundering Regulations 2017**

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

#### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

#### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

