



Redevelopment Opportunity



# Fromehall Mill, Stroud

Listed Mill re-development opportunity (subject to planning) in a canal/river side location.

## Location

Stroud is a busy Cotswold market town with a population of approximately 38,000 and a catchment area of about 105,000, which lies on the A46 Cheltenham to Bath road. The town is approximately 10 miles south of Gloucester, 12 miles west of Cirencester and 30 miles north of Bristol. Road communications to the national motorway network are provided by Junction 13 of the M5 approximately 4 miles to the west of the town, and to the M4 via either the A46 or via Cirencester and the newly upgraded A419 road to Swindon.

The property is the western section of Fromehall Mill being adjacent to the River Frome and is close to the Stroudwater Canal. Access is from Lodgemore Lane which is on the left-hand side of the Cainscross Road (A419) as you approach Stroud High School from the town centre. It is accessed via two narrow lanes over the canal, Chestnut Lane and Lodgemore Lane.



## Description

Fromehall Mill is a Listed Building, located in an Industrial Heritage Area.

The principal buildings comprise the Front and Rear Mills, which are Grade II Listed structures of Cotswold stone construction with pitched tiled/slated roofs. Both buildings were constructed over four floors (ground to third floor), although the rear Mill has had one floor removed to increase the height of the ground floor accommodation.

There is a goods lift situated within a modern stairwell, built at the western end of the property.

To the west of the site, is the second block of properties which comprise a two-storey brick-built mill building with a pitched slate covered roof, and single storey additions to the rear. Also adjoining this to the north, is a single storey brick-built workshop, known as the Dobcross Shed, of brick construction with a corrugated asbestos roof. To the rear of this is a small block-built store with a corrugated asbestos roof, and to the south of the two-storey building is a lean-to corrugated metal store. Within the main part of this block, is a tall stone and brick-built chimney.

The accommodation has generally concrete floors (timber on part of the upper floors) and painted stone/plastered walls. Toilet accommodation is situated on the first, second and third floors of the main building, and on the ground floor of the Dobcross Shed.

The property has previously been occupied by a range of tenants as stores, workshops and offices.

## EPC

The property has a Rating of E-115.





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## Accommodation

(All areas and dimensions are approximate)

	<b>SQ M</b>	<b>(SQ FT)</b>
<b>Front Mill</b>	1,091	(11,984)
<b>Rear Mill</b>	473	(5,200)
<b>Dobcross Shed</b>	328	(3,600)
<b>Longclose Shed</b>	161	(1,770)
<b>Rear Buildings</b>	210	(2,308)
<b>TOTAL</b>	<b>2,283</b>	<b>(24,862)</b>

## Services

All mains services are believed to be available. Interested parties will need to make their own enquiries as to servicing/infrastructure involved in any redevelopment scheme.

## Rates

The property has been individually assessed for rating purposes and further information is available from the agents.

## Planning

The property has previously been used for storage, workshops and offices which fall within Classes E (previously B1), B2 or B8 of the Use Classes Order 1987.

## Terms

The property is offered freehold with vacant possession. The uses are restricted to light industrial premises, warehouses and offices but for no other purpose.

## Guide Price

£750,000.

## 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.





# Gallery





# Request a viewing

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

## Joint Agents

### Simon McKeag BSc (Hons) MRICS

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

 07737 691453

### John Hawkins MRICS

 [john@hawkinswatton.co.uk](mailto:john@hawkinswatton.co.uk)

 07596 764276

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

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