

- Development Site
- Stroud
- For Sale
- 0.058 hectares (0.144 acres)





7 Parliament Street, Stroud

Mixed-Use Development opportunity with planning consent in place for 7 flats (4 no. 1 beds and 3 no. 2 beds) and 2 office units.

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 well placed, being 10 miles south of Gloucester, 12 miles west of Cirencester and 30 miles north of Bristol and road communications via the National Motorway network are provided by Junction 13 of the M5 (4 miles) and to the M4 via either the A46 or via Cirencester and the newly upgraded 419 road to Swindon.

The property is situated on Parliament Street approximately 800m from the Town Centre in a predominantly residential area. It lies a short distance from the Cotswold Playhouse and there are several smaller commercial premises in the area with public car parks provided closer to the Town Centre.



Description

The property currently comprises a car workshop totalling approximately 125.9 sq m (1,355 sq ft) and a secure yard with gated entrance. The boundaries are a combination of Cotswold Stone walls and timber fencing.

The site area from Promap Digital Mapping is 0.058 hectares (0.144 acres).

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,100.

Planning

Planning consent has been obtained “*Proposal Erection of 7 residential flats (C3) and 81 sq m of office space (Class E (I))*” (Ref: 20/0856/FUL).

The proposed development will have a combination of exposed red brick and rendered elevations under a zinc and green roof with photovoltaic solar panels. The external windows and doors will be aluminium framed double glazed.

The flats will comprise 4 no. 1 beds and 3 no. 2 beds.

The accommodation in each flat will comprise an open plan living/dining/kitchen area, a bathroom with 3-piece suite or shower room, cupboard and bedroom(s). The flats on the 2nd floor will have a terrace and storage area.

The 2 proposed offices are at first floor level and total 81 sq m (872 sq ft), are open plan with a kitchen point and accessible plan/WC.

The development will be set within a landscaped site with cycle store and communal garden and allocated parking will be provided, a number in the undercroft beneath the offices.





7 Parliament Street, Stroud



PRINTS SCALE - 1:1250 @A3 SIZE / 1:625 @ A1 SIZE

Roger Gransmore	RIBA	client	Mr R Teakle and [REDACTED]	Rev	Date	Drawing Stage	Notes
The Old Chapel, Oakidge Lynch, Stroud, Glos. GL6 7NZ		project	Parliament Street	D	23.04.20	Planning	The contractor to visit and check and complete all dimensions on site using the location of the survey. The drawing is prepared in accordance with the project's technical specifications and standards.
Tel/Fax: 01285 760700 Email: rgr@gransmore.co.uk		disg. no.	2530-01-00-001	rev	D		The drawing is to be used for the specified drawing stage only and should not be relied upon or used for any other purpose.
		date	23.04.20	scale	1:1250 (A3) 1:625 (A1)		



Terms

The property is offered freehold with vacant possession.

Guide Price

Offers are invited in excess of £280,000.

Please note, the adjacent owner Sovereign Housing have offered, subject to contract, to contribute £125,000 towards the replacement of part of the boundary wall. Further details are available from the agents upon request.

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.





Request a viewing

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

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