





**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.





Willow Lodge and land, Oxstalls Way, Longlevens

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





Willow Lodge and land, Oxstalls Way, Longlevens

Terms

The property is offered freehold with vacant possession.

On the instructions of University of Gloucestershire, we are instructed to invite final and best offers by 12pm on Friday 4th July 2025.

The Lots are available individually or together.

Consideration will be given to conditional and unconditional offers.

Proposals should be sent to Simon McKeag at simon@ashproperty.co.uk

VAT

The property is not elected for VAT.

Legal Costs

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





Willow Lodge and land, Oxstalls Way, Longlevens






Request a viewing

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

Key contact

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

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 Alder King and accordingly, we recommend you obtain advice from a specialist source.

