

# For Sale

Land and buildings at  
Great Western Yard  
Great Western Road  
Gloucester GL1 3PZ

October 2019



Land and buildings at Great Western Yard, Great Western Road, Gloucester, GL1 3PZ

## Highlights

- Freehold site extending to 7.78 acres (3.14 hectares) gross
- Potential development opportunity (subject to planning)
- Located in close proximity to Gloucester City Centre
- Offers invited for the freehold interest
- Informal tender deadline at 12 noon 22nd November 2019.

## Location

The property is located on Great Western Road within the centre of Gloucester. The site benefits from easy access to the city centre and train station.

Cheltenham is approximately 8.5 miles to the east, Worcester approximately 30 miles to the north and Birmingham is approximately 60 miles distant to the north.

The property is located approximately 260m to the west of Gloucester Railway Station which provides a direct service to Birmingham New Street and Cheltenham with journey times of approximately 1 hour and 10 minutes and 10 minutes respectively.

## Description

The site extends to approximately 7.78 acres (3.14 ha) gross and comprises existing rail sidings, parking and commercial premises. Access to the site is granted via Great Western Road whilst further frontage onto Horton Road exists to the east. The site is flat in gradient in keeping with the surrounding area which is generally level.

The site is linear in nature running north-west to south-east between Great Western Road to the north and the retained railway line to the south.

The property is situated in a mixed use area comprising residential and commercial uses. The Royal Gloucestershire Hospital is situated to the north, Pullman Court business centre to the west and circa 1900's Victorian terrace properties adjoin the site to the north. There is an area of Public Open Space adjacent to the north eastern corner of the site with a modern 'flatted' residential development on the opposite frontage to Great Western Road, adjacent to the hospital. We understand this comprises staff accommodation.

To the northern part of the site are a number of industrial units which are occupied and subject to a number of leasehold interests. These occupy a site area extending to approximately 0.78 ha (1.93 acres). Situated on the main body of the site are disused brick and metal framed sheds and workshops which we understand were built in the 1950's. The buildings are in poor condition and are vacant.

## Tenure

The Property is to be sold freehold in its current condition with tenants in situ. A copy of the tenancy schedule is available on the data site.

The Property is sold subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard.

## Services

We understand that mains services are available to the property.

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage either on or off site.



## Planning

The site falls under the planning jurisdiction of Gloucester City Council. The Council is preparing the Gloucester City Plan (to 2031), which will eventually supersede the existing 'Saved Policies'. The Council Plan 2017 – 2020 focuses on key regeneration within the city centre particularly looking at bringing vacant sites and buildings back into use.

The site is allocated by the Council for a mixed use type development including a possible University Technical College on the 1.15 ha (2.85 acre) parcel identified. However, recent discussions with officers within Gloucester City Council planning department have identified in principle support for a residential scheme. Additionally the University of Gloucester have confirmed that no competing scheme for a college will be brought forward at this moment in time.

The site sits within the 'Railway Corridor'; and the brief seeks to actively bring forward the redevelopment of the entire site, which is identified as a 'key gateway site'.

The site is included within the Council's latest Strategic Assessment of Land Availability (March 2017). The site is identified as being suitable and achievable for redevelopment in the short term (next 0-5 years), with an estimated capacity for 100 residential units.

All planning enquiries should be directed to Gloucester City Council.

## Method of Sale

A technical data room in respect of the property is available via the Avison Young website:

[GreatWesternYard.avisonyoung.co.uk](http://GreatWesternYard.avisonyoung.co.uk)

Please be advised that plans, drawings and other information on the data site are protected by

copyright, patent and warranty laws.

The information provided should be used only for consultations and illustrative purposes only. Therefore no reliance should be placed on the information or further copies made without the permission of the copyright owner.

## Basis of Offers

Our client is seeking offers for the freehold interest in the entire property on an unconditional and conditional basis. All offers should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the timescales, scheme proposals (for bids on a subject to planning basis) and further details of the purchasing company. Interested parties are permitted to submit an offer on more than one basis.

Offers should be submitted using the proforma available on the data room to: Avison Young, 3 Brindleyplace, Birmingham B1 2JB marked for the attention of **Andrew Moss** or **Charles Davis**.

Offers are to be submitted by **12:00 noon 22nd November 2019**.

The vendor reserves the right not to accept the highest or any offer received.

## Viewing

Viewings are to be organised via Avison Young only, this is due to on site operational activities.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

## VAT

All offers are to be exclusive of VAT which may apply.

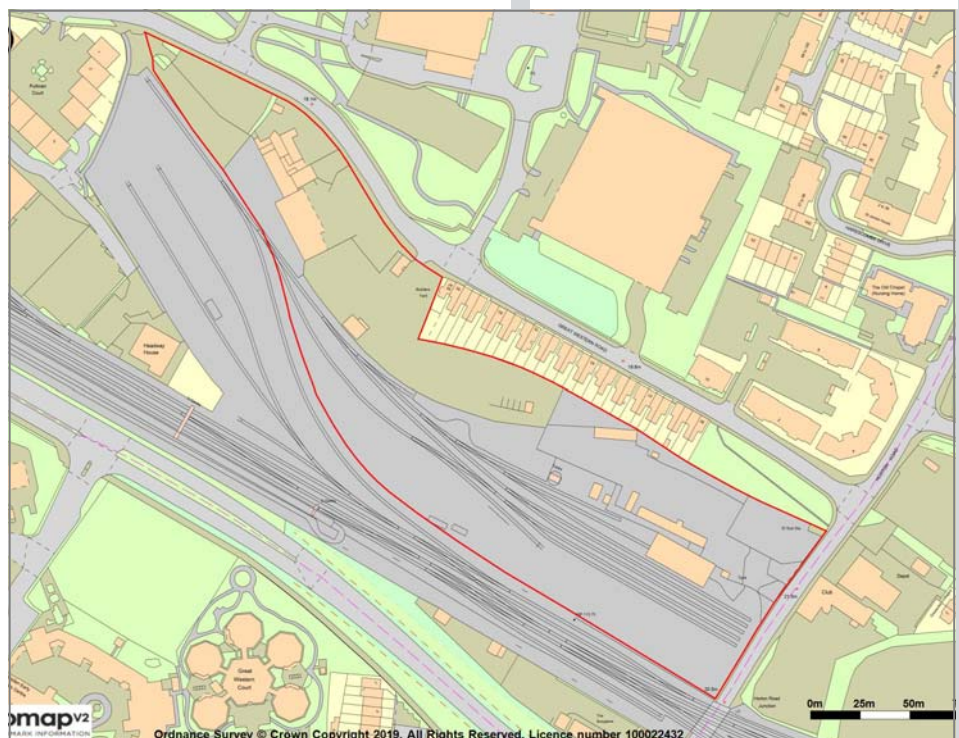
## EPC

Please refer to the data room for copies of the EPC and recommendation reports.

## Rates

Please refer to the data room for full details.

## Subject to Contract



Charles Davis

Tel: 0121 609 8241

Email: Charles.davis@avisonyoung.com

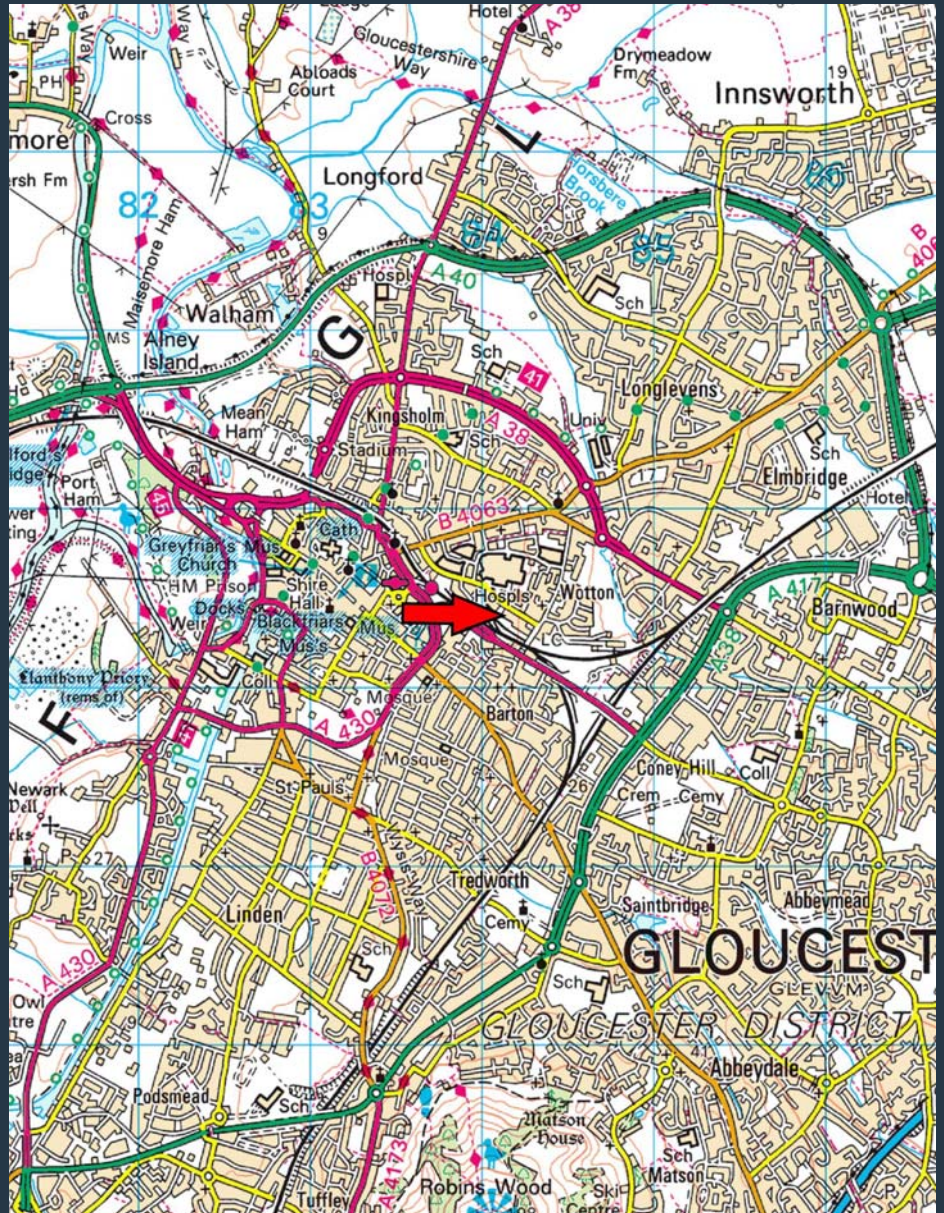
Andrew Moss

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Property ref

avisonyoung.co.uk/15067



Avison Young

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