

FOR SALE – REDEVELOPMENT OPPORTUNITY (STP)

28 Hempsted Lane, Hempsted, Gloucester, GL2 5JA

BK Bruton Knowles



Plan is for indicative purposes only

DEVELOPMENT OPPORTUNITY (STP)

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LOCATION

The site is located off Hempsted Lane, approximately 1.4 miles south west of Gloucester City Centre. The site is situated within an area which has been undergoing significant regeneration over the last 5 years, including the redevelopment of the former oil depot into 152 no. new homes immediately to the south, as well as the extensive residential developments around Monk Meadow Marina/Bakers Quay/Llanthony Wharf. The immediate area is well served by services and amenities including a Sainsbury's supermarket, Gloucester Quays Designer and Food Outlet, Gloucestershire College, multiple industrial estates, rugby club, recreation ground and schools.

The site is very well connected, with Hempsted Lane (A430) providing links to the city centre, Gloucester Ring Road and the wider highways network beyond. There is an extensive network of footways and footpaths which link the site to the city centre and other modes of public transport, including bus stops on Hempsted Lane and Secunda Way (within a 3-min walk). Gloucester Railway Station is located 1.6 miles to the north east which provides regular services to a range of local and national destinations (Cheltenham Spa, Bristol Temple Meads, Cardiff Central and London Paddington).

DESCRIPTION

The broadly level site extends to circa 0.39 acres and is currently occupied by light industrial units. Immediately adjoining the site to the west are neighbouring properties 28A & 28B Hempsted Lane which were converted from their original industrial/office uses to create residential dwellings (consented in 2017). The site is bordered to the north by an unnamed road which leads to Hempsted Recycling Centre, Hempsted Lane to the east, existing commercial development to the west. Immediately abutting the site to the south is an area of open space associated with the recently delivered housing redevelopment of the former oil depot. According to the Government's Flood Map for Planning, the site is entirely within Flood Zone 3, although the site is clearly situated in an elevated position and is not known to have flooded. It is envisaged that due to the Flood Zone, a detailed Flood Risk Assessment and Topographical Survey will be required.

Existing Accommodation

The main part of the site comprises primarily a property of brick and steel construction resting under a pitched roof covered with cladding. The internal height varies between 2.8m and 4m and access is from several roller shutter doors.

Attached at the front of the building are several concrete sectional buildings providing additional storage, WCs and kitchen. Dual access is currently provided via Hempsted Lane to the east and via the unclassified road to the north.

PLANNING

The property lies within the planning jurisdiction of Gloucester City Council where planning decisions are governed by the adopted Local Plan which comprises; the Joint Core Strategy (2017), Gloucester City Plan 2011-2031 (2023) and the remaining saved policies of the City of Gloucester Local Plan (1983). The site is subject to a previous application for an apart hotel development as outlined below:

- **22/00025/FUL** - Demolition of commercial premises and erection of an apart hotel development (Use Class C1), comprising 21 living units together with associated car parking, cycle and refuse stores. *Refused on the 21st February 2024*. The Decision Notice is contained within the Data Room.

Tree Preservation Orders (TPOs)

We understand that there are two trees on the eastern boundary of the site which are subject to TPOs.

SERVICES

We understand that the property is connected to mains services. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

Exolum Pipeline

It is understood that there is existing Exolum apparatus which crosses the site and is subject to an easement which developers will need to consider in detail.

RATING INFORMATION

The Valuation Office Agency has confirmed that the current rateable value (1st April 2023 to present) for 'ISM 28, Hempsted Lane', is £17,500, £4,900 for '28 C, Hempsted Lane' and £12,500 for 'Workshop at 28 Hempsted Lane'. According to the Valuation Office, these buildings extend to approximately 344.53 sqm (3,708 sqft), 74.75 sqm (805 sqft) and 246.02 sqm (2,648 sqft)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating for the 'warehouse' is F. The total floor area stated on the EPC is 714 sqft (7,685 sqft).

DEVELOPMENT POTENTIAL (STP)

It is estimated that the property offers significant potential for redevelopment for varying uses, however this is very much subject to gaining the necessary planning consents.

Only redevelopment schemes will be considered by the vendors.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

It is estimated that CIL relief may be applicable as the buildings have been in use, however we do not offer any assurances and purchasers will need to make their own enquiries.

VAT

The Vendor reserves the right to opt to charge VAT.

TENURE

The properties are currently tenanted on commercial leases with relevant break clauses such that vacant possession can be provided upon reasonable notice. Rental information can be requested.

LEGAL

The property is registered under the Freehold Title GR63262. A Legal Undertaking for will be required from the Purchaser's Solicitors upon agreement of Heads of Terms, to cover the Vendor's Legal costs, in the event the Purchaser fails to perform. If conditional, an undertaking and deposit will be required.

The vendors are to retain a right of way through the sale area (on a route to be agreed) to the 2 no. residential properties to the rear (both controlled by the vendors).

METHOD OF SALE & GUIDE PRICE

Offers are invited in excess of £400,000. Unconditional and Conditional (subject to planning) offers invited by way of Informal Tender. Offers are to be submitted to **Jack Mouldsdale** via email by **Noon Wednesday 26th March 2025**.

VIEWING

Viewing of the site is strictly by appointment only.

SUBJECT TO CONTRACT - JANUARY 2025



Gloucester Docks

Gloucestershire College

Gloucester Quays Designer Outlet

Retail Park

Retirement Scheme

Supermarket

Residential Apartment Scheme

Commercial Units

Residential Apartment Scheme

Subject Site

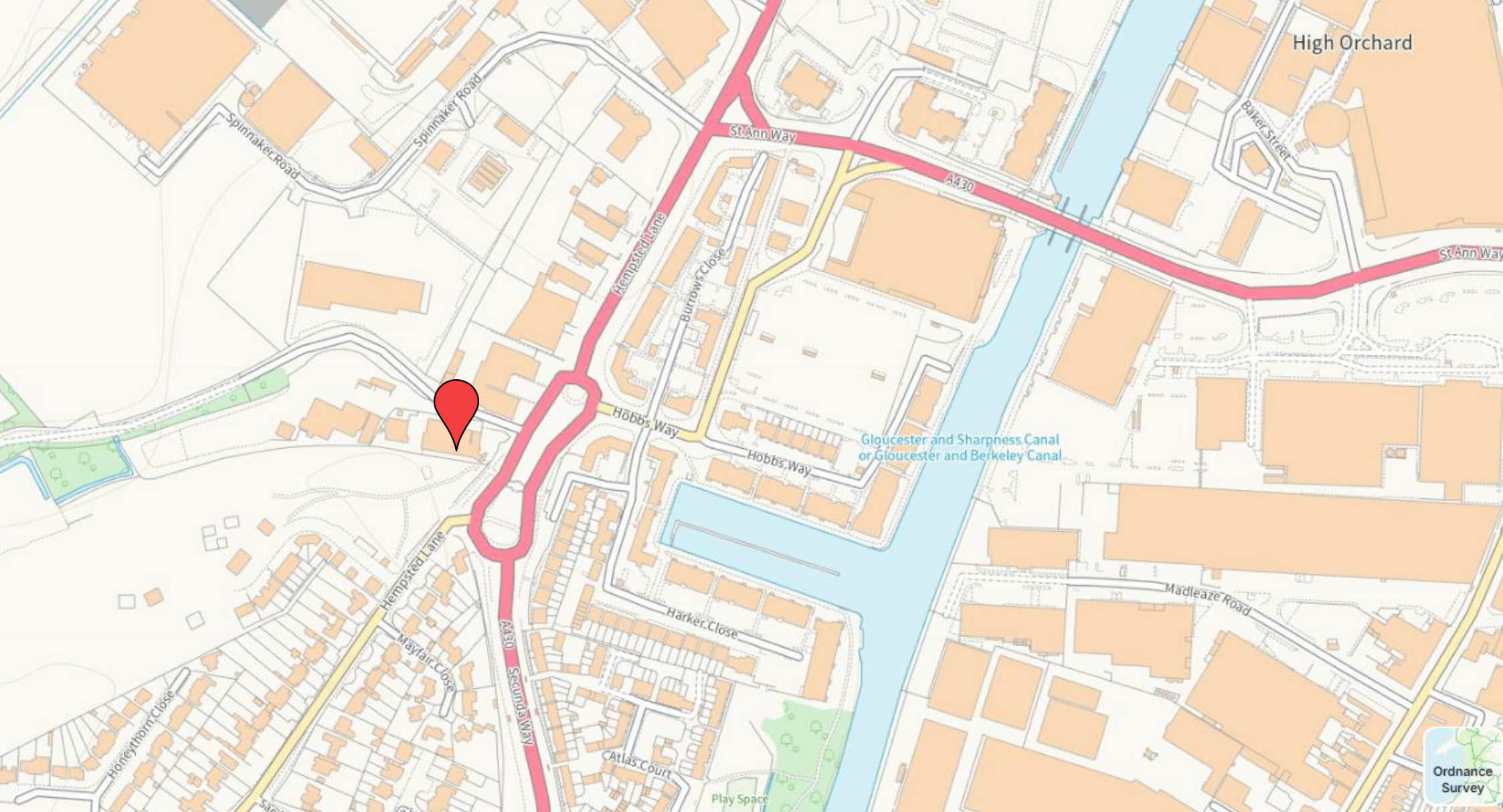
Lioncourt 152 no. units

Hobbs Way

A430



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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.