



FOR SALE – Residential Development Opportunity

The Horse and Groom, 30 St Georges Place, Cheltenham, GL50 3JZ



FOR SALE – Former offices with consent for residential development

Horse and Groom, 30 St Georges Place, Cheltenham, GL50 3JZ

Potential for continued Class E use, conversion or re-development under the approved plans

LOCATION

The property is located in the town of Cheltenham. Cheltenham is a Regency spa town and borough, which is located on the edge of the Cotswolds, an Area of Outstanding Natural Beauty in Gloucestershire, England. The property is positioned on St Georges Place, to the rear of Cheltenham Library and on a prominent thoroughfare through to the High Street and Brewery Quarter Scheme. The roadway is a no-through route, as such there is little passing traffic but good levels of pedestrian footfall. A short distance to the rear of the property is the Minster Exchange development scheme, which is currently under construction. This scheme will provide state of the art workspace for the cyber tech, digital and creative sectors, a Growth Hub to support business development, an event space and cafe. The location is centrally located in the Regency Spa Town with links to all amenities within a short walk. Transport links to the location are good.

DESCRIPTION

The property dates back to the early 1840s where it was built as a Public House. It was used until the 1970s for various uses and then converted to offices. The building benefits from a small cellar and occupies a prominent corner plot. The property has a small external area which can be used for parking or bin storage.

The building is arranged over basement, ground, first and second floor in part with period features throughout. The elevations are currently rendered under a pitched slate roof.

The property requires refurbishment throughout. Internally the property is divided into several office rooms on each floor, with toilet block and a small single storey extension to the rear with covered passageway.

Gross Internal Area (Approx) – 248.9m² (2,679sq.ft) inc basement.

PLANNING PERMISSIONS

The current use class is understood to be B1(a), defined as business use for an office. Now under Class E. The property was formerly tenanted by Shop Mobility.

The subject property benefits from several residential planning consents to include Change of Use from Office to 2 no. dwellings or the conversion to form 7 no. apartmented dwellings.

We understand from the Cheltenham Borough Portal that the property benefits from the following development consents:

- 21/01708/P3OPA - Application to determine if prior approval is required for a proposed change of use from office (Class B1(a)) to 2no. dwellings (Class C3). Decision: No Prior Approval Needed (17th September 2021).
- 22/02097/FUL - Conversion to form 7no. dwellings, together with extensions and construction of new mansard roof (revised scheme following refusal of planning application ref. 22/00839/FUL). Approved 19 January 2023.
- 22/00839/FUL - Conversion to form 7no. dwellings, together with extensions and construction of new mansard roof. Allowed at Appeal: 23/00002/PP1 on 18th May 2023.

PROPOSED SCHEME

The proposed scheme approved under planning application reference 22.00839/FUL, provides for conversion and re-development of the existing B1 office accommodation to provide 7 apartments, of which there will be 3 no. one bedroom apartments, 3 no. two bedroom apartments and 1 no. three bedroom apartment. The flat roof may provide for a roof terrace with additional works. The 22/00839/FUL approval provides a slight variation on this.

The planning consent is not subject to any S106 Agreement (i.e no contributions or affordable housing), but it is subject to a Community Infrastructure Levy (CIL) payment of £37,136.97 including indexation.

PROPOSED ACCOMMODATION (Based on 22/02097/FUL)

	Area Sq.M	Area Sq.Ft
Flat 1 – Ground Floor (2 bed)	62.2	669
Flat 2 – Ground Floor (1 bed)	44.0	474
Flat 3 – First Floor (2 bed)	61.4	661
Flat 4 – First Floor (1 bed)	44.0	474
Flat 5 – Second Floor (2 bed)	61.4	661
Flat 6 – Second Floor (1 bed)	37.5	404
Flat 7 – Third Floor (3 bed)	84.97	915
TOTAL (Residential GIA Approx)	395.47	4,258

TENURE

The Freehold interest is being offered For Sale with Vacant Possession on completion.

GUIDE PRICE

GUIDE PRICE - £460,000

VAT

The property has not been elected for VAT.

SERVICES

We understand that the building is connected to mains services – electricity, drainage and water but have not carried out any tests in this regard.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G.

VIEWINGS

Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties.

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 registered 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.

Subject to Contract – September 2023

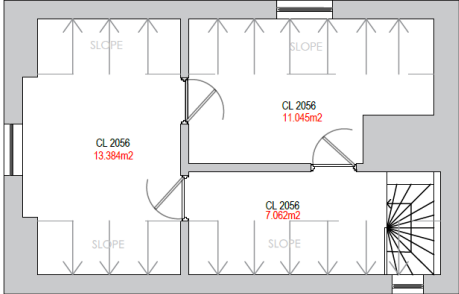
Existing Floor Plans (Basement Unmeasured)



Ground Floor Plan



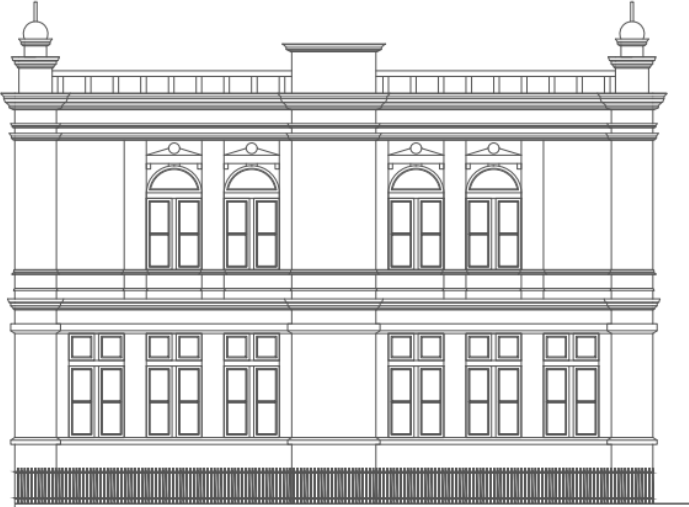
First Floor Plan

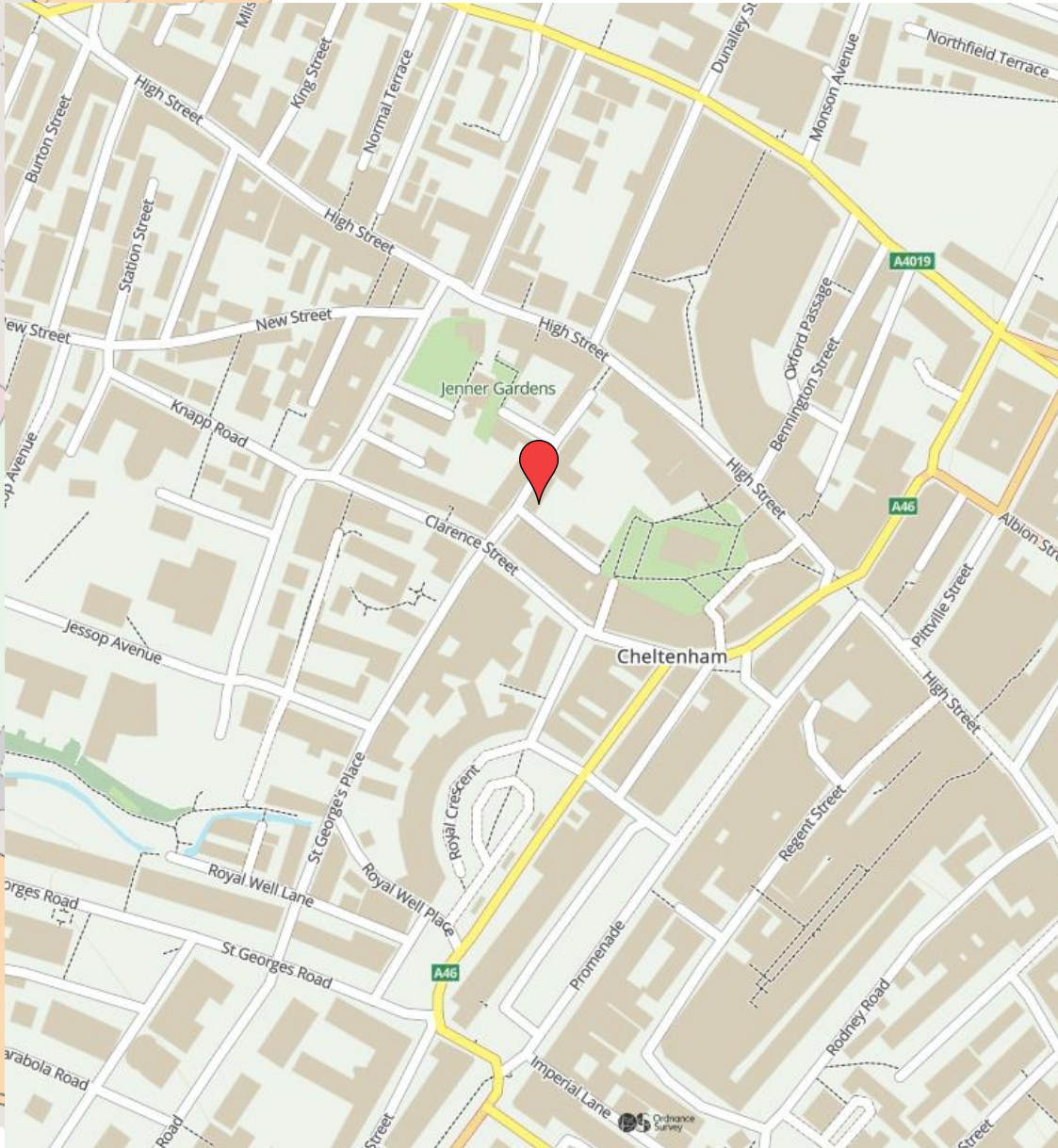


Second Floor Plan

Proposed Scheme

(22.00839/FUL)





William Matthews BSc (Hons) MRICS
 07841920434
william.matthews@brutonknowles.co.uk

Lauren Gaunt BSc (Hons) MSc
 07500 064202
lauren.gaunt@brutonknowles.co.uk

Bruton Knowles LLP
 Olympus House, Olympus Park,
 Quedgeley, Gloucester, GL2 4LY
www.bruntonknowles.co.uk

Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. We assume no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. We have not tested any services, equipment, or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

