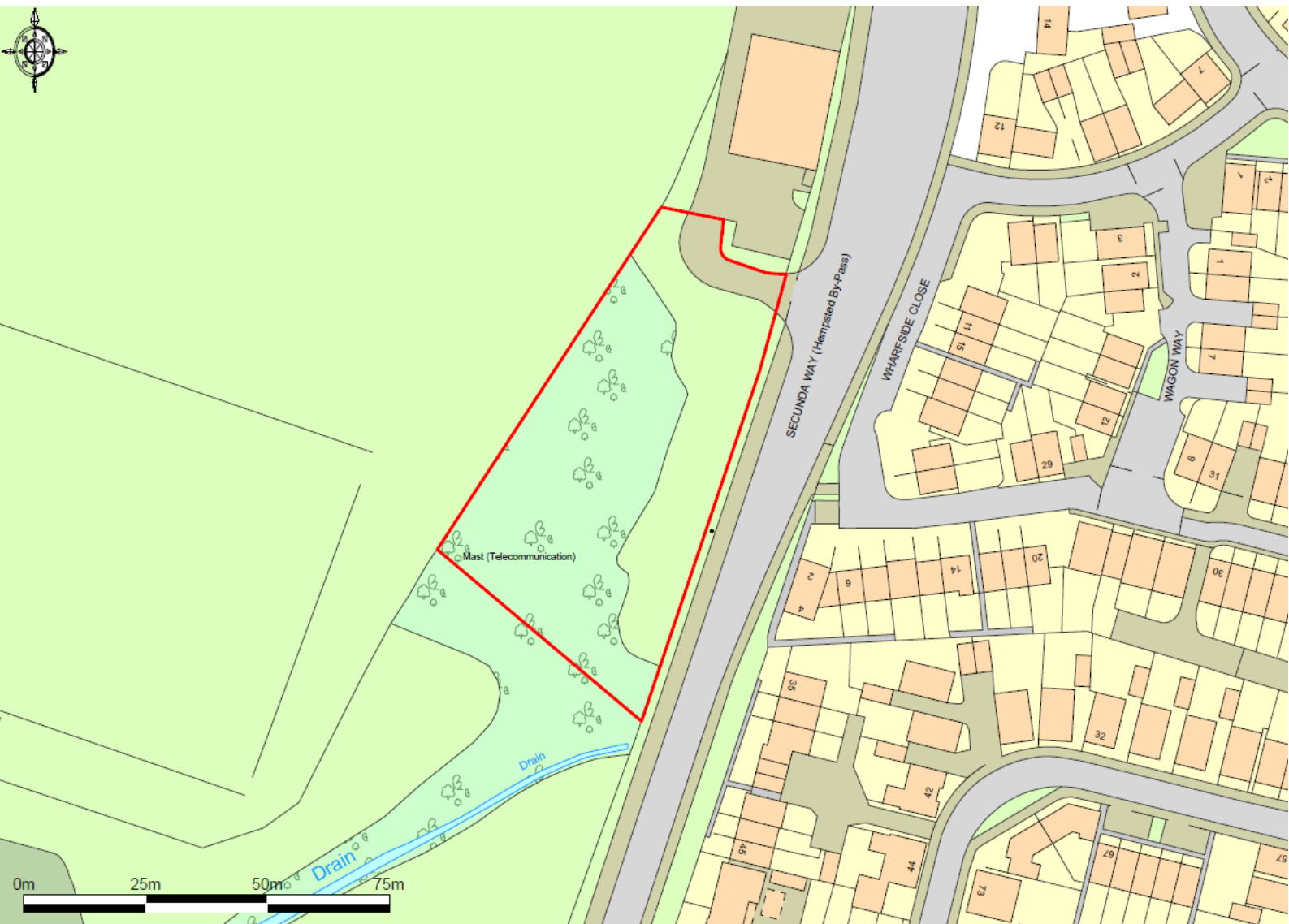


FOR SALE

Commercial Land

Hempsted By-Pass, Secunda Way, Hempsted, Gloucester, GL2 5GA

0.91 Acres (0.37 Hectares)



- Potential for a range of uses (Subject to Planning)
- Main road frontage
- Existing by-pass junction

Bruton Knowles
Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF
01452 880000

Commercial Land

LOCATION

The land is located on one of the main arterial routes around the city of Gloucester. Located just before the start of the main A38, the property lies on the A430 Hempsted By-Pass. The property is located in a predominantly commercial and residential area, being a short distance from the retail outlets of the regenerated Gloucester Docks and near to the major industrial estates of the city. Junction 12 of the M5 motorway is some 4 miles distant.

DESCRIPTION

The site comprises an open parcel of broadly level brownfield land in a tapering rectangular shape. The site is bordered to the existing commercial premises of Parmley Graham, a school sports ground and by the main Hempsted By-Pass. The access to the site is via an established junction. The site is part covered in tarmacadam and is overgrown in areas. The land benefits from having a highly visible and prominent location. Boundaries are defined along the road by a dado brick wall, with the other boundaries being chain link fencing.

SCHEDULE OF ACCOMMODATION

	Acres	Hectare
Total	0.91	0.37

SERVICES

No services are connected to the site. A purchaser will be required to make their own investigations as to the whereabouts of the connections and the associated connection costs.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

PLANNING

The Gloucester Central City Local Plan allocates the site for Commercial Employment Related Uses (E2.4). 05/02034/LCN – Potential B1 Office and Light Industrial Use for Local Plan Consultation.

GUIDE PRICE AND OVERAGE

Offers in the region of £400,000 are invited.

An overage clause will be placed on the title whereby the vendor will share 50% of the uplift in value should planning consent be achieved for any uses other than B1, B2 & B8 within 35 years of completion of the sale.

VAT

The land is subject to the addition of VAT.



CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes 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. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

