

On the instructions of



Gloucestershire Health and Care  
NHS Foundation Trust

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PROPERTY CONSULTANTS

**For Sale**



## POTENTIAL RESIDENTIAL REFURBISHMENT AND DEVELOPMENT OPPORTUNITY

**Former Hatherley Road Day  
Centre, Hatherley Road,  
Gloucester, GL1 4PW**

Total site area 0.43 hectares  
(1.07 acres)

- Established residential area
- Entrances off Hatherley Road and Vicarage Road
- Underutilised site
- Building for possible refurbishment and lapsed planning consent for 7 No. dwellings



# Former Hatherley Road Day Centre, Hatherley Road, Gloucester, GL1 4PW

## Location

The property is located fronting Hatherley Road approximately 1 mile south east of Gloucester city centre. The Eastern Avenue Ring Road (A38) is 700m metres to the east.

The immediate area is an established residential location and the adjoining building is occupied by Hatherley Infant School and Nursery.



## Description

The Property, which comprises a self-contained site, provides the original single storey Victorian school building with brickwork elevations beneath pitched tiled covered roofs. The building has been extended with a number of later additions.

The main section of the school building provides a refurbishment opportunity. The Vicarage Road frontage has new build residential potential (See Planning).

There is a separate access to the rear of the property off Vicarage Road.



## Services

We understand that all mains service connections are available within the public highway.

The purchaser will need to make further enquiries of the relevant authorities in respect of the service capacity.

## Planning/Development Potential

The Victorian school building (built circa 1900) is not Listed but Gloucester City Council have stated that the original section is a Local Heritage Asset.

The former Day Centre has a D1 non-residential institution classification (New Class E - Commercial, Business and Services) effective September 2020).

The original school building appears to be suitable for a variety of uses subject to planning.

The Vicarage Road section has a lapsed outline planning consent (reference 12/01137/OUT) allowing for the partial demolition of the former Day Centre (1960s extension) and the erection of 7 No. dwellings with associated drives.

Further enquiries regarding the planning potential should be made of the Local Planning Authority, Gloucester City Council (01452 396396).

## Information Pack

All information relating to the property is available in pdf format. Additional information is available on Gloucester City Council's planning portal.

## Title

We confirm that we have not had sight of the Title documentation for the property and interested parties/legal advisors should rely on their own investigations (Title Number GR401880).

## Tenure

Sale of the freehold with vacant possession on completion.

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## Price

Unconditional and subject to planning offers are invited.

Any offer should also be accompanied with illustrative development proposals with confirmation of any conditions, timescale and funding.

Unconditional offers should confirm any proposed overage payments on receipt of planning.

## Terms/Method of Sale

Offers/proposals are invited for the opportunity.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Asbestos Regulations

It is the responsibility of the owner of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). 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.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents.

## Alder King Property Consultants

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