

On the instructions of



Gloucestershire Health and Care  
NHS Foundation Trust

**alder king**

PROPERTY CONSULTANTS

**For Sale**



## POTENTIAL RESIDENTIAL DEVELOPMENT SITE

**Former Holly House  
Hospital, West Lodge Drive,  
Gloucester, GL4 4QH**

Total site area 1.16 hectares  
(2.87 acres)

- Established residential location with an existing access off West Lodge Drive
- Potential for alternative uses



# Former Holly House Hospital, West Lodge Drive, Gloucester, GL4 4QH

## Location

The property is located on West Lodge Drive approximately 1 mile south east of the City centre. The approach is off Abbeymead Avenue via Coney Hill Road.

The immediate area is residential.



## Description

The property, following the demolition of the single storey hospital buildings, provides a cleared development site with mature trees and hedging to the River Twyver boundary. The remaining boundaries are bordered by housing.

The property provides a generally level site which is served by an existing entrance off West Lodge Drive.



## 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

Holly House Hospital was used by mental health services and included residents (vacated 2009),

Policy SD10 of the Joint Core Strategy supports residential development of unallocated previously developed land within the existing built up areas of the City. Accordingly, the redevelopment for residential use would appear to be most appropriate having regard to the surrounding land uses.

Other potential land uses could include retirement living, extra care, educational and health (employment related development/activities).

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 GR243453).

## Tenure

Sale of the freehold with vacant possession on completion.

**alder king**

PROPERTY CONSULTANTS

# Former Holly House Hospital, Gloucester, GL4 4QH

## 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 for the opportunity are invited.

## 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

Brunswick House  
Gloucester Business Park  
Gloucester GL3 4AA  
[www.alderking.com](http://www.alderking.com)

## Philip Pratt

07831 774 640  
[pprat@alderking.com](mailto:pprat@alderking.com)

**Ref:** PJP/LDG/N95894

**Date:** October 2021



**alder king**

PROPERTY CONSULTANTS