

15/02043/COU

From: 100 Leckhampton
Road









15/02043/COU

From: 67 Leckhampton Rd.

I have just forwarded to the case officer a photograph. Taken from my front room on the 6th January as I was taking down my decorations It perfectly outlines the difficulties and dangers I, and my neighbours already have in accessing Leckhampton Road.

I understand that one of the reasons this business "has to be" at 73 Leckhampton Road is the absence of other suitable locations. That is arrant nonsense.

I have also sent the case officer a pdf of 381 Innsworth Road, Churchdown which I was considering as a childrens nursery in the last quarter of 2015. It would be perfect as a dental practice. During 2015 I viewed several local properties for this purpose all of which would comfortably suit the business purpose of a specialist dental practice which draws its clients from a 100 mile radius from over 80 separate referrers.

There is no need for Leckhampton Road to be used as a car park for this practice to the increased risk and inconvenience to other residents.

15/02/2006



15/03/2006

BK | Bruton
Knowles

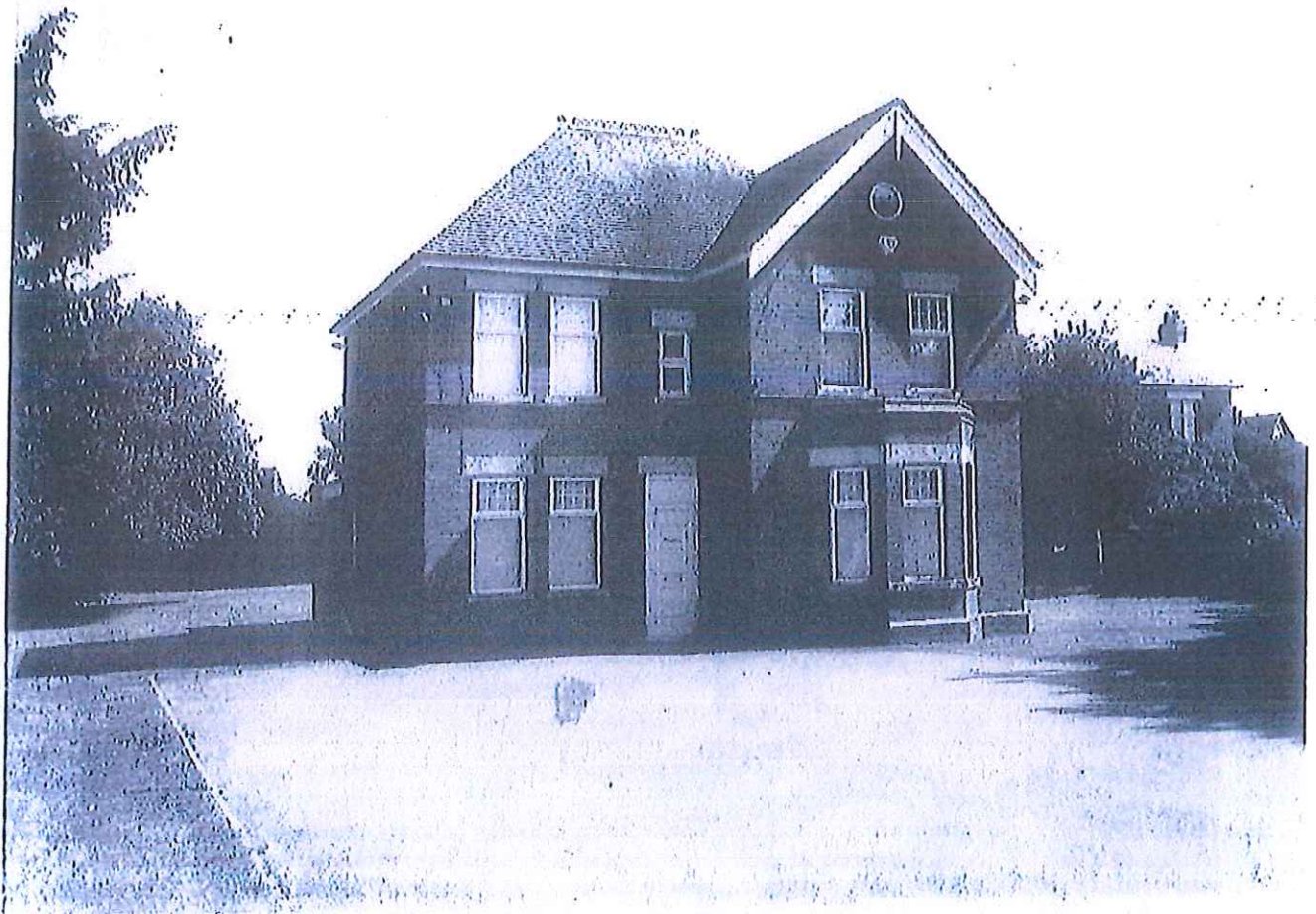
01452 880000
brutonknowles.co.uk

FOR SALE 15/02/23

**RESIDENTIAL CONVERSION/
DEVELOPMENT OPPORTUNITY**

The Grange, 381 Innsworth Lane, Churchdown, GL3 1HA

Former residence with large garden and development potential (STP)



- Property - 1,447 Sq Ft (134.43 Sq M)
- Site Area - 0.19 Hectares (0.48 Acres)

3/6

BK CODE
2860

RESIDENTIAL

381. Innsworth Lane, Churchdown, Gloucester, GL3 1HA

LOCATION

The property is located on the northern side of Innsworth Lane, opposite the T-junction with Wisteria Way and 150 metres west of the junction with Cheltenham Road East (A4063).

The immediate area is residential in use, comprising two storey semi-detached properties to the north west, semi-detached bungalows to the north east and detached properties to the east. A regular bus service is in operation opposite the site entrance and a range of amenities and schools are located close within walking distance.

Churchdown is a village situated approximately 4 miles north east of Gloucester city centre. Cheltenham is some 6 miles to the east. Transport links are good with Junction 11 of the M5 motorway approximately 2 miles to the east, accessed via the A40.

DESCRIPTION

The property comprises a two storey detached building, occupied as offices since 1986. The building is constructed of cavity brick elevations beneath a pitched tiled roof, with a small single storey rear extension added in 1986.

The regular shaped, broadly level site is accessed directly from Innsworth Lane and includes tarmac surfaced parking to the front for approximately 8 cars and landscaped gardens, predominantly laid to lawn, surrounded by mature vegetation, hedgerows and timber fencing.

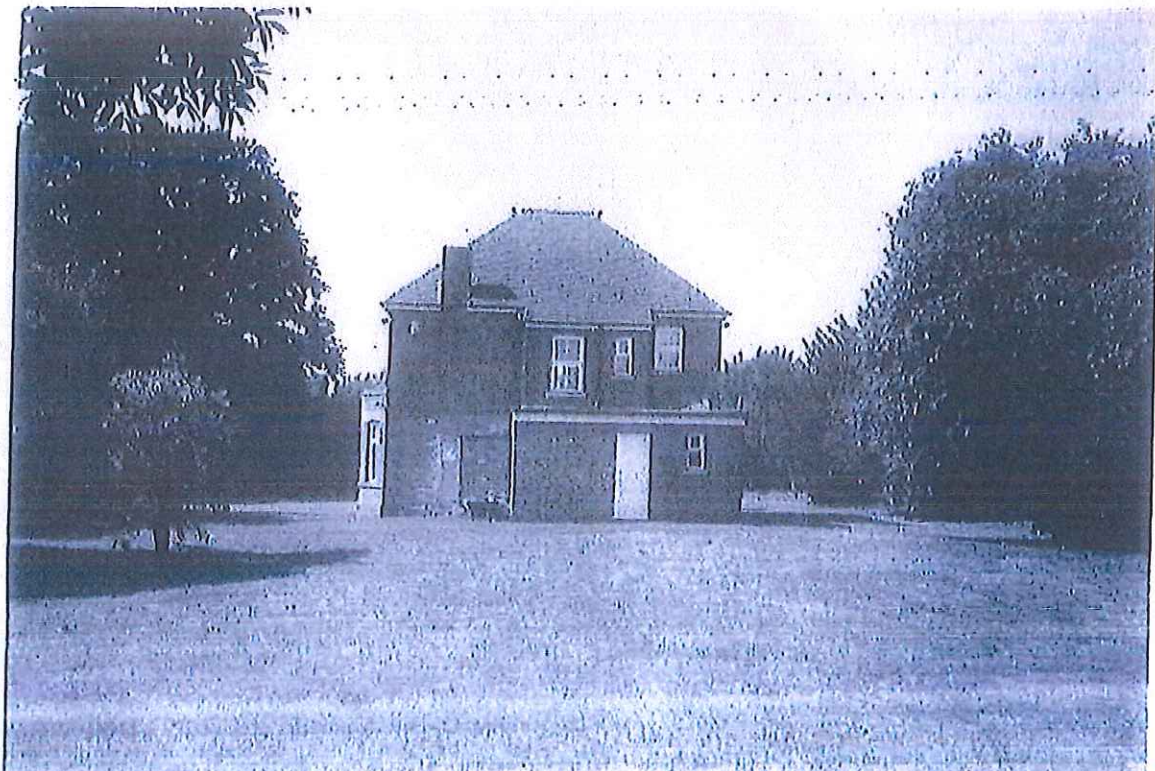
ACCOMMODATION

The premises comprise a reception, meeting room, office, kitchen, file room and ladies and gents toilet facilities on the ground floor, together with four office rooms and a store room on the first floor.

The building is provided with gas fired central heating throughout, intruder and smoke alarms and the windows are fitted with steel security bars. The property benefits from a ply lined attic space currently fitted out with racking for office file storage.

SERVICES

We understand that the property is connected to all mains services -- gas, electricity, drainage and water, but we have not carried out any tests in this regard.



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PLANNING

In April 2015 Permission was granted for Change Of Use from 'B1' Offices to 'C3' Residential Use (Ref: 15/00292/FUL).

The local planning authority is Tewkesbury Borough Council.

TERMS

The site is available by Informal Tender, with unconditional and conditional offers invited. Offers are to be received at the offices of Bruton Knowles by Noon on Friday 23rd October 2015.

Offers should be submitted in writing in a sealed envelope or by email with all offers marked for the attention of William Matthews or Robert Anthony – The Grange. A tender form is available by email on request.

BUSINESS RATES / COUNCIL TAX

The property has a rateable value of £5800. Rates payable for 2015/2016 are 49.3 pence in the pound. The property will need to be assessed for Council Tax when the residential use is implemented.

ENERGY PERFORMANCE CERTIFICATE

To Be Confirmed.

SCHEDULE OF ACCOMMODATION (GIA)

	m ²	ft ²
Office	76.35	822
Warehouse	58.08	625
Total	134.43	1,447

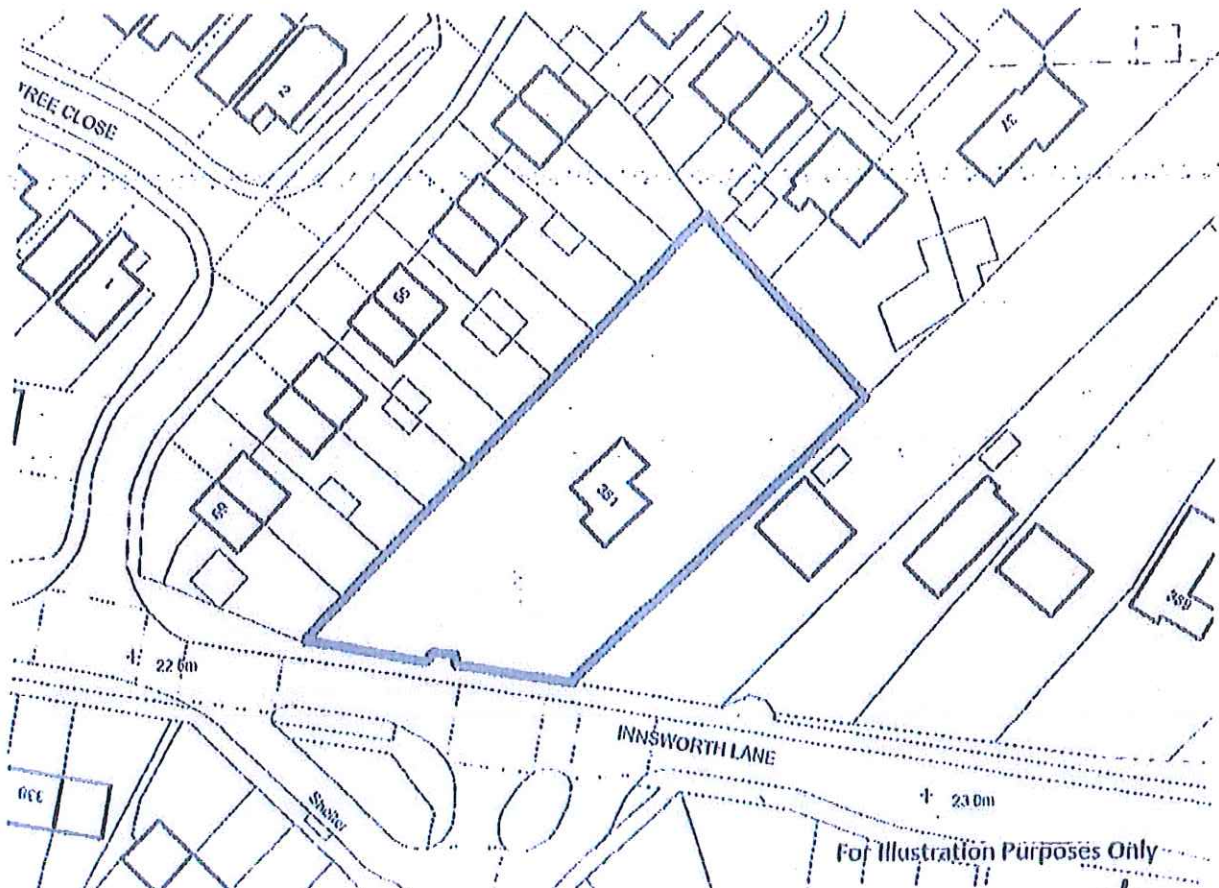
LEGAL COSTS

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

VAT

The property is Not elected for VAT.

Subject to Contract



RESIDENTIAL

The Grange, 381 Innsworth Lane, Gloucester, GL3 1HA



VIEWING

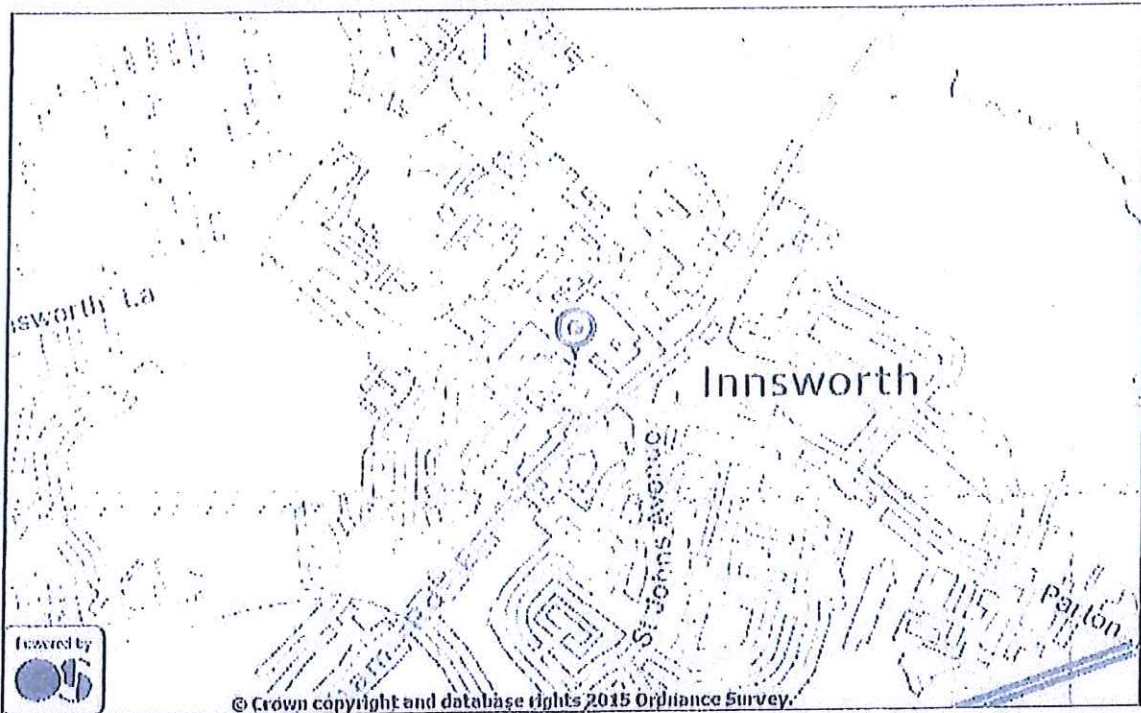
Viewing is by prior appointment only and is strictly limited to the prearranged viewing days:

Friday 11th September - 10.30-12.30

Wednesday 23rd September - 2.30-4.30

Friday 9th October - 10.30-12.30

Wednesday 14th October - 2.30-4.30



BK | Bruton Knowles

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Subject to Contract & availability. These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.

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15/02043/COU

From: 75 Leckhampton Road

