



Hillgrove House, Bath Road, Woodchester GL5 5NR

£60,000



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• Development opportunity in the basement of a Grade II listed building that is a former coaching inn built in 1783 • Planning permission granted for a two bedroom apartment with courtyard garden and two en-suite shower rooms • There is planning permission granted for two parking spaces • Planning reference S.23/1565/FUL - details can be found on Stroud District Council website



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

£60,000

Basement Apartment

The planning permission has been granted for an apartment comprising an entrance hall, open plan living room/diner/kitchen, two double bedrooms with en-suite shower rooms and a courtyard. The current floor area of the basement is approximately 2,008 square foot. The permission has granted two parking spaces.

Planning Application

The planning application was put in on 04/08/2023 and granted on 13/03/2024. The full planning application and supporting documentation can be found on the Stroud District Council website under reference S.23/1565/FUL.

Bat Roost

The basement houses bats. In order to comply with the planning terms, a bat survey has been completed, concluding that a bat roost must be built alongside the development of the basement. More details including the bat survey and permissions can be found on the Stroud District Council website under reference S.23/1565/FUL.

Location

The village of Woodchester is situated between the towns of Stroud and Nailsworth. Stroud town centre is approximately 2 miles providing a train station, shopping facilities and amenities. Nailsworth town is approximately just over 2 miles providing further amenities and facilities. Local amenities offered by Woodchester include a Primary School, two Public Houses, Village Shop with a Post Office and Parish Church. Junction 13 of the M5 motorway is approximately just under 6 miles proving easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: The basement is being sold as Leasehold with a new lease of 999 years from completion.

Service charge: Approximately £1,500 per annum. Charged bi-annually for periods 1st Jan - 30th June and 1st July - 31st December. Reviewed annually.

Ground rent: Approximately £50 per annum. Charged bi-annually for

periods 1st Jan - 30th June and 1st July - 31st December. Reviewed annually.

Management company: Raynsford Limited.

Council tax band: To be finalised upon completion of the renovation.

Local authority and rates: Stroud District Council - rate to be finalised upon completion of the renovation.

Electricity supply: To be finalised upon completion of the renovation.

Hillgrove house does have a mains electricity supply.

Water supply: To be finalised upon completion of the renovation.

Hillgrove house does have a mains water supply.

Sewerage: To be finalised upon completion of the renovation.

Hillgrove house does have a mains sewerage supply.

Heating: To be finalised upon completion of the renovation. There is currently no gas to Hillgrove House.

Broadband speed: To be finalised upon completion of the renovation.

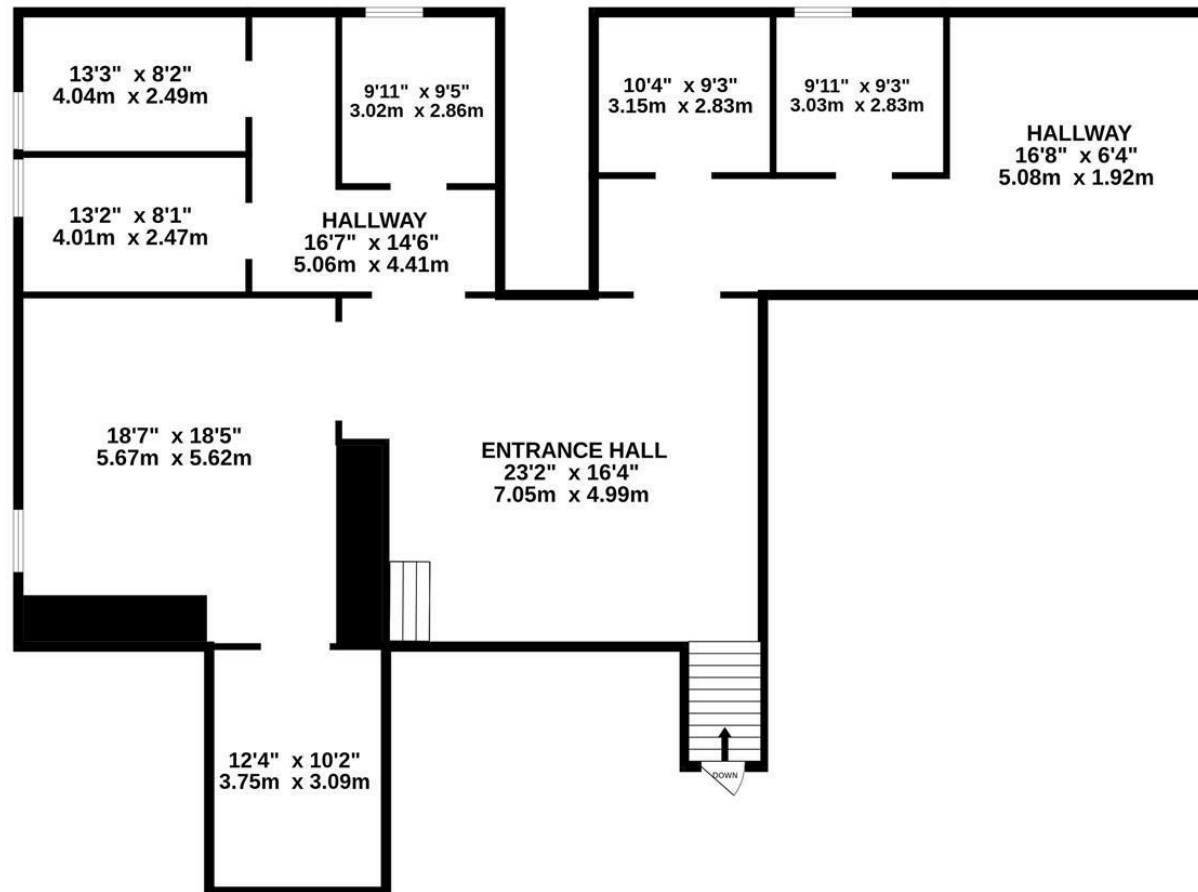
Mobile phone coverage: To be finalised upon completion of the renovation.

Agents Note

We would recommend bringing a light or torch on the viewing, there is currently no working lights within the basement.



GROUND FLOOR
2008 sq.ft. (186.5 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



