



Stroud Road, Gloucester GL1 5LA
£675,000



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• A unique & rare investment opportunity • Current working guest house in the heart of Gloucester • Twelve bedrooms with communal bathrooms and kitchen facilities • Current valid HMO licence on the property • Potential to convert to standalone apartments • Parking to the rear for multiple vehicles • Possibility for planning to the rear for an additional dwelling • Roof replaced approximately 15 years ago • Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Accommodation

The property has been running and operating since 1977 as Linden Lodge Guest House, making this a very viable business proposition.

With three floors of accommodation, the property benefits from twelve bedrooms with communal bathroom and wash facilities. There is also a residents dining area and communal kitchen facilities on the ground floor for residents to benefit from.

Substantial in size, the property lends itself to be converted into standalone apartments or back to a fantastic family home if required subject to all the relevant planning permissions. Currently the property holds a valid HMO licence again making this an ideal proposition for investors.

Outside

To the rear, the property boasts a large parking area providing off-road parking for many vehicles alongside access to outbuildings. The front of the property boasts mature lawns and hedgerows providing a welcoming approach. Externally the property is in generally good condition and has been well maintained over the years. The current owners have looked into the potential for planning to build a dwelling in the rear parking area and to create off-road parking to the front of the property as a result offering a lot of potential to potential developers.

Location

With easy access to the M5, Stroud Road is ideally placed for local amenities including primary, secondary and grammar schooling all within close proximity. A short distance away is Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the redeveloped bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band F (£3,233.78 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Double glazed throughout.

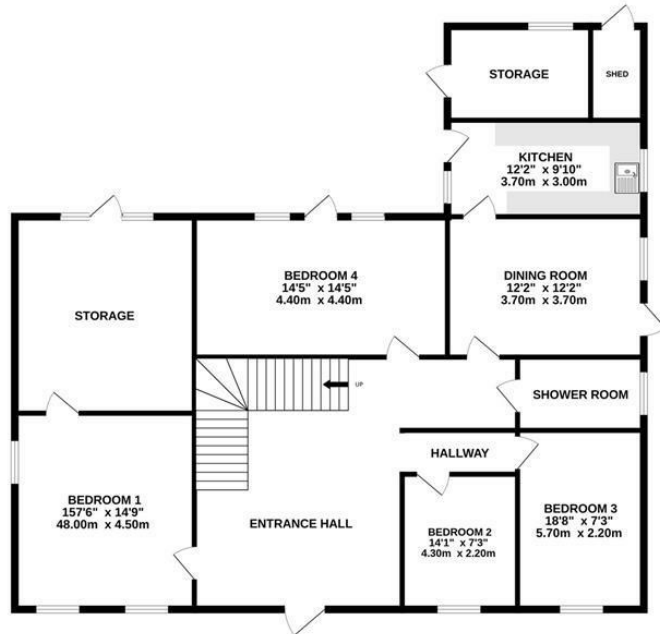
Roof replaced approximately 15 years ago.

Broadband speed: Basic 6 Mbps, Ultrafast 1000 Mbps download speed.

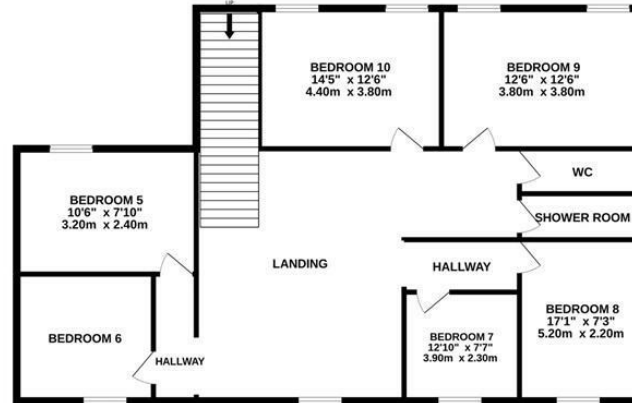
Mobile phone coverage: EE, Three, O2, Vodafone.



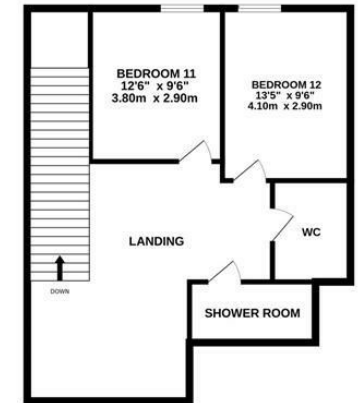
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



