

## 26 Long Street, Dursley, Gloucestershire, GL11 4JA

Auction Guide Price +++ £215,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- RESI PLANNING GRANTED
- FLAT CONVERSION + 2 x PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising GRADE II LISTED PROPERTY ( 4774 Sq Ft ) with RESI PLANNING for FLAT CONVERSION.

# 26 Long Street, Dursley, Gloucestershire, GL11 4JA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 26 Long Street, Dursley, Gloucestershire GL11 4JA

Lot Number 38

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold Grade II Listed property situated in a prominent position in the centre of this historic town. The property is sold with vacant possession having been occupied by a local firm of solicitors for the previous 75 years but we understand it was originally a residential Townhouse. The property has flexible accommodation ( 4774 Sq Ft ) primarily over two floors ( with additional basement and attic rooms ) with an array of period features and a charming courtyard and garden at the rear. There is pedestrian and vehicular access from Long Street and vehicular access with allocated off street parking for 2 cars via Water Street at the rear. Sold with vacant possession.

Tenure - Freehold

EPC - Grade II Listed

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

#### DEVELOPMENT OPPORTUNITY

The property now requires modernisation but has huge potential for residential development in this sought after central location. We understand planning has been granted for conversion of part of the first floor into 3 self contained residential flats on two separate applications, but understand there is potential for 5 flats.

S.24/2321/P3G | Change of use from class E offices to mixed use Class E and 2 flats (C3 use class).

Flat 1 - 1 Bed | 398 Sq Ft & Flat 2 - 1 Bed | 592 Sq Ft

S.24/2320/P3G | Change of use from class E offices to mixed use Class E and 1 flat (C3 use class).

Flat 3 - 1 Bed | 527 Sq Ft

There is scope for additional units on both the ground floor and top floor for further development subject to gaining the additional necessary consents.

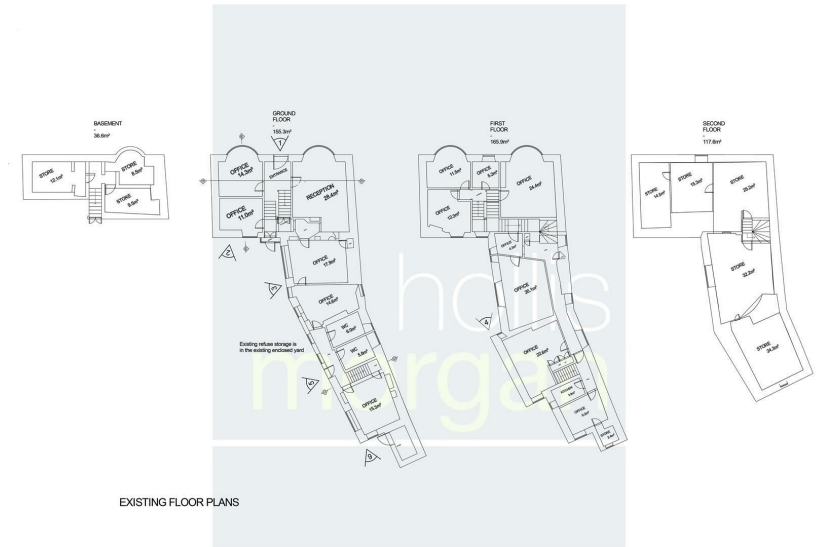
### COMMERCIAL USE

The property would suit continued commercial use as offices or similar.

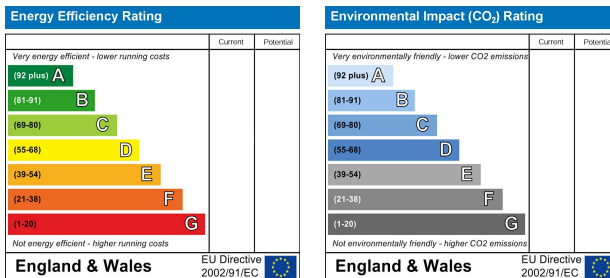
### FAMILY HOME

The property has scope for conversion into a charming period family home with courtyard and gardens to rear plus parking.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.