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35 Worcester Street

, Gloucester, GL1 3AJ

£250,000

A rare opportunity for development in Gloucester City Centre! The planning permission has been granted to accommodate a purpose built apartment building of 14 Apartments spread over FOUR floors, benefitting a court yard area, bin and Bike store.(subject to conditions) ***SEE AGENTS NOTES***

The Situation

The property boasts a prime location, offering easy access to Gloucester Train Station, the vibrant new Forum development, and the popular Gloucester Quays.



Summary

Planning ref. 24/00721/FUL Gloucester City Council
Demolition of the existing buildings and erection of two four-storey buildings to provide 14 flats with a courtyard between the buildings, and altered vehicular access off Hare Lane to new drop off area..

Ground & first floors - 4 x 2 beds & 3 x 1 beds
Second & third floors- 2 x 2 beds & 5 x 1 beds

GDV we have anticipated the values when done
1 beds £140,000
2 beds £175,000
Total gross GDV £2,170,000
Valuations Estimated September 2025

Situation

The property is located in Gloucester, a Cathedral City and district in Gloucestershire. Gloucester lies on the River Severn, between the Cotswolds to the east and the Forest of Dean to the west, 19 miles (31 km) east of Monmouth and 17 miles (27 km) east of the border with Wales.

The surrounding area is mixed with commercial retail, residential and government buildings such as HM Land Registry and Gloucester Police Station all close by.

Agents Notes

ASKING PRICE is £485,000.

The seller is open to flexible purchase terms : example an initial agreed price of £250,000 is payable at the outset, with the balance to be settled on completion of the build. This offers buyers the opportunity to structure payments in line with development progress.

In addition, the seller is prepared to consider including a demolition option as part of the sale, subject to agreement on price. This creates potential for redevelopment and offers buyers a clear route to unlocking the site's full potential.

This arrangement provides an excellent opportunity for purchasers seeking flexibility in acquisition and development planning.

****On a successful offer being accepted proof of purchase (Funds or Finance) will be required****

Tenure

Freehold

Area Map

