



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## 35 Worcester Street

, Gloucester, GL1 3AJ

**£325,000**

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)

### 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 October 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.

## Tenure

Freehold

## Area Map

