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Taylor & Fletcher



Common Room Elmore Road
Elmore, Gloucester, GL2 3SG

7.19 ACRES, BUILDING AND PLANNING FOR STABLES
GUIDE PRICE £300,000



Common Room Elmore Road

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A private ring fenced property extending to 7.19 acres of land with a well equipped welfare building and Planning Permission for stables. Less than 2 miles from Quedgeley, Gloucester.

DESCRIPTION

The Property extends to 7.19 acres, being primarily grassland dissected by a well positioned private access track leading to the building.

Known as the Common Room the building was formerly a catering and welfare facility for an equine facility which had previously been run in conjunction with the Property. The building was built in around 2020, and extends to approximately 1350 square foot. It is a well constructed timber clad building which is mostly furnished internally, with a toilet, bathrooms, kitchen, utility and 2 further rooms.

The Property is a neat ring fenced parcel of land, with mature external hedges providing privacy and security. Internally the land is fenced with a mix of post and rail in part, further to this land is currently sub divided with post and tape fencing suitable for equine use, although this could easily be removed if a prospective buyer desired.

LOCATION

The Property is located western edge of Gloucester, on the west side of the Gloucester and Sharpness canal. Accessed off Elmore Lane, the Property is approximately half a mile south of the village of Elmore and 1.5 miles north of Hardwicke.

ACCESS

The Property benefits from two existing access points. The first being directly off the main Elmore to Hardwick road, this access is well structured with a gateway set off the main road leading to the building. The second access point is off the back lane to Hollow Farm, this access is also gated and with well maintained stone track leading to the

building.

Access 1 - What 3 Words: `///mostly.fits.shell` Grid Reference: SO79091453

Access 2 - What 3 Words: `///free.public.dance` Grid Reference: SO78971435

LOCAL AUTHORITY

Stroud District Council, Ebley Mill, Westward Rd, Ebley, Stroud GL5 4UB. (Phone: 01453 766321 and Website: www.stroud.gov.uk)

WAYLEAVES AND EASEMENTS

The Land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies, other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoing or charges connected with or chargeable whether mentioned or not.

TENURE - Freehold

Freehold with Vacant possession upon completion.

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913 or Email rupert.grainger@taylorandfletcher.co.uk

LAND CHARACTERISTICS

The land sits at 15m above sea level, it is flat land with minimal undulation.

The land is classified as Grade 3, with 'Lime-rich

loamy and clayey soils with impeded drainage'.

The land is NOT situated in a Nitrate Vulnerable Zone, nor is it sited within conservation area, being a SSSI, SPA, SAC or National Landscape (AONB).

PLANNING PERMISSION

The Property benefits from Planning Permission for a large set of equestrian stables. The relevant permission can be found on the Stroud District Council website, planning reference: S.25/0541/FUL.

A certificate of lawfulness was considered for the residential use of the building, however this was not achieved. Residential use of the Property could be sought pending the relevant consents being achieved.

FLOODING RISK

Despite the proximity to the the river Severn (approximately 600 meters) and the Gloucester and Sharpness canal (approximately 500 meters), the Property sits above the flood table, and as such is not within Flood Zones 2 or 3.

SERVICES

The Property benefits from mains services of electricity and water to the building. The building also has an external septic tank. Gas installations within the building for cooking or heating are supplied by bottled gas.

SPORTING AND MINERAL RIGHTS

We understand that these are owned and included in the sale.

OVERAGE

The Property is currently subject to the overage agreement between the former owner of the Property and the current owner. Our interpretation of this overage is that a 50% of the uplift in market value is payable on achieving planning permission. We understand that this overage stands for 16 years.

METHOD OF SALE

The Property is for sale as a whole by Private Treaty.

PAST USE AND MANAGEMENT

The Property has previously been used for agricultural and equine purposes. The building was developed to create a welfare building for an expanding livery business on a neighboring farm. However, the neighboring farm and livery business have since been sold, so the land and building are now surplus to requirements.

The management of the land has been in line with requirements for keeping horses or livestock on the land, as such you will find the grass, fencing and watering infrastructure in good condition.

CONTACT

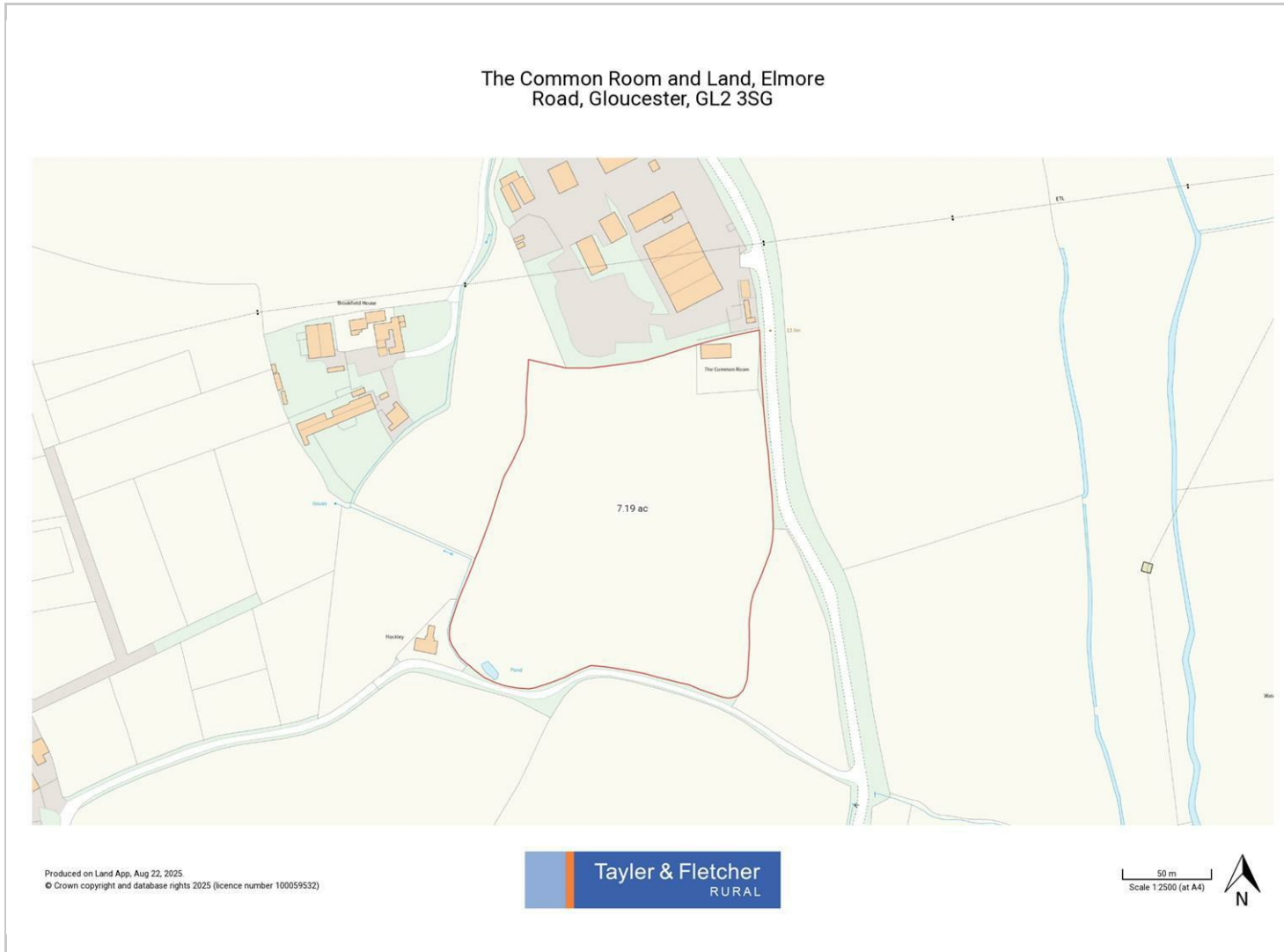
For further information please contact Rupert Grainger

Phone - 01451 820913

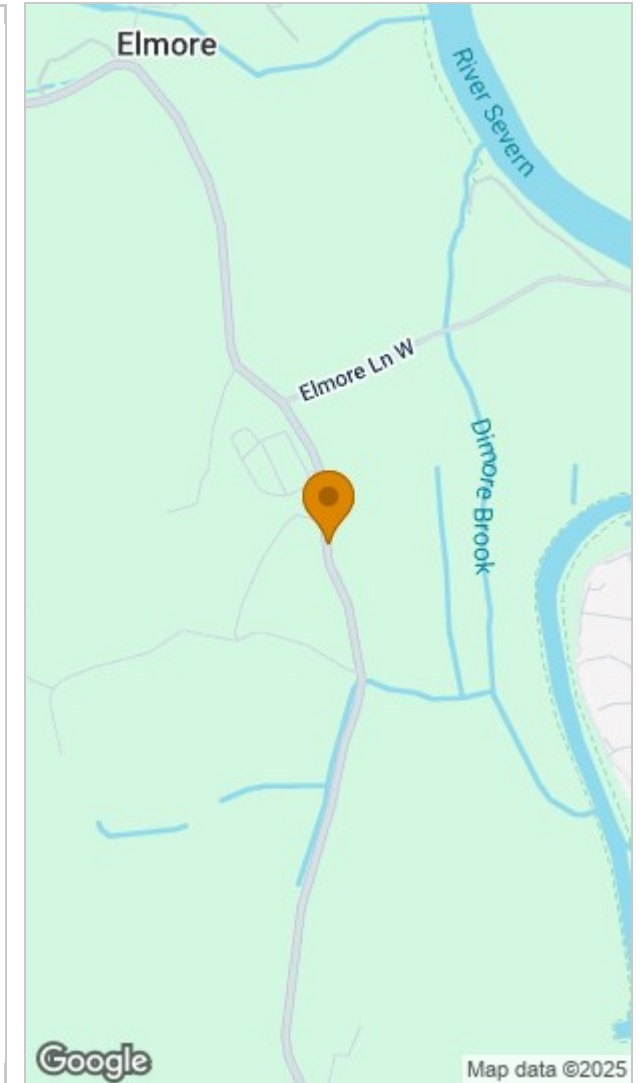
Email - rupert.grainger@taylorandfletcher.co.uk



Boundary Map



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.