



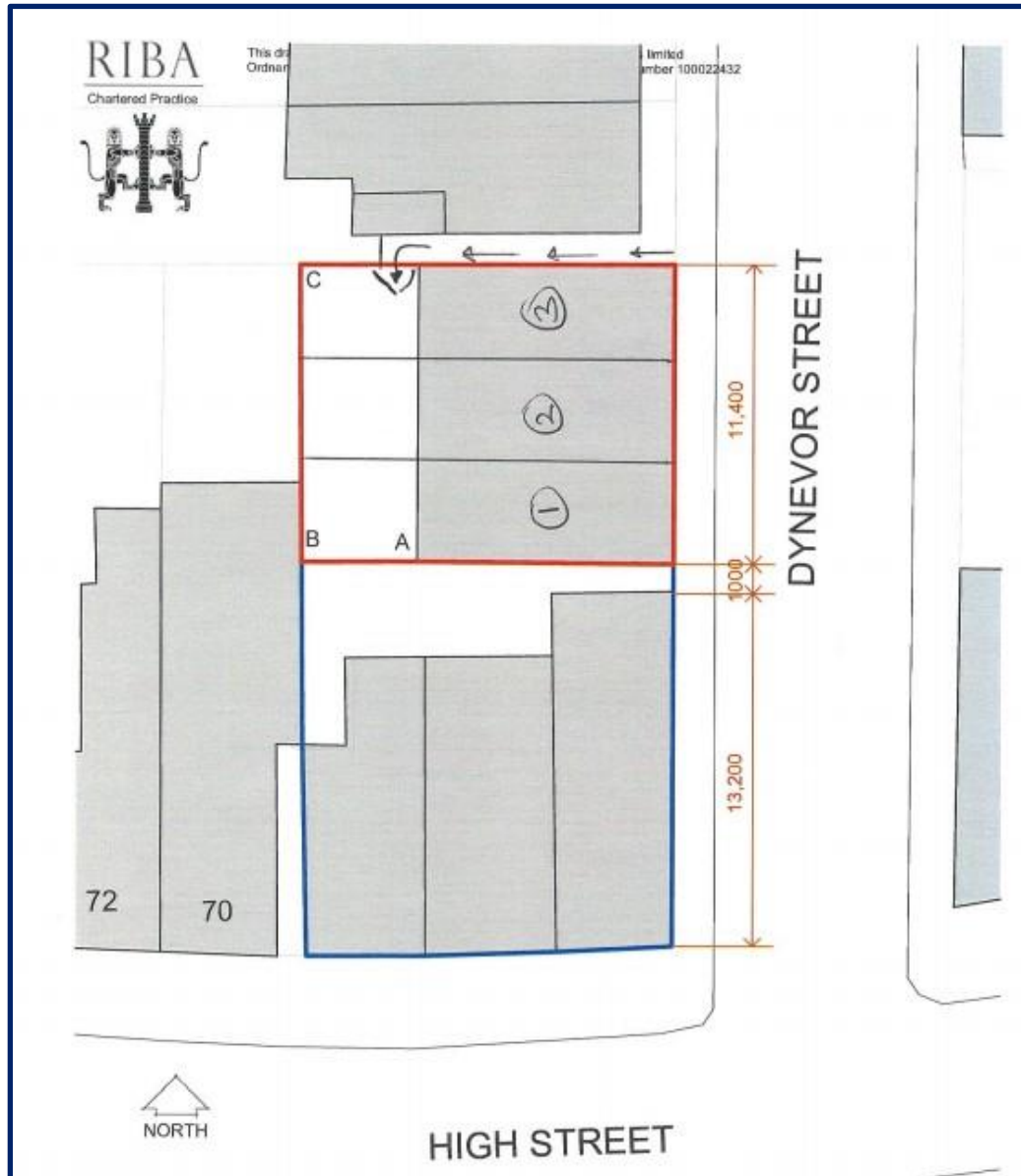
# MICHAEL TUCK

The Agent with 5 star customer service



## FOR SALE – Residential Investment and Development Opportunity

Land to the rear of 64-68 High Street, Tredworth, Gloucester, GL1 4SR



- Located in Dynevor Street, just off High Street, Tredworth.
- Total site measures 11.4m x 13.6m
- Three building plots.



## Dynevor Street, Tredworth, Gloucester

### Location

The property which is located approximately 1.1 miles South east of Gloucester City Centre is accessed off High Street, Tredworth.

The property is located to the rear of 64-68 High Street and is accessed from Dynevor Street.

### Description and Proposal

The proposed terrace of 3 dwellings (typical house size scaled from drawings at approximately 57.5 m<sup>2</sup> GIA or IPMS 3B) each with a rear yard.

The plots currently provide a former motorcycle workshop on concrete hardstanding.

The site measures 13.55 x 11.40m

### Planning

The property benefits from planning approval under reference [17/00586/COU](#).

*“Change of use from A1 retail to 3 new apartments within the existing building envelope. Demolition of vehicle workshop and construction of 3 x 2 bedroom dwellings (amended description and plans)”*

It should be noted that only the demolition of the vehicle workshop and conversion from A1 to 3 new apartments has already been completed and is not included in this sale.

The purchaser will be responsible for discharging all planning obligations.

### Scheme Layout Drawing



**Michael Tuck Land & New Homes**

233 Bristol Road, Gloucester, GL1 5TL

[land@michaeltuck.co.uk](mailto:land@michaeltuck.co.uk)

**01452 726443**

### Information Pack

All information relating to the planning approval is available on Gloucester City Council's planning portal. Alternatively, the information is available in a pdf format.

Sales Pack via email available on Request from Michael Tuck Estate Agents (01452 543200)

### Services

We understand that all mains services are available to the property or within the public highway.

Interested parties are invited to satisfy themselves as to the availability and cost of service connections.

### Tenure

Freehold with Vacant Possession upon completion.

### Method of Sale

The property will be sold by online property auction with a closing date of 20<sup>th</sup> of July at 2pm. Further details can be found on the auction website <https://www.pattinson.co.uk/property?id=426360>

### VAT

We are advised that VAT will not be charged on the sale price.

### Viewings

Viewings of the property are strictly by prior arrangement with Michael Tuck Estate and Letting Agents in Gloucester.

233 Bristol Road  
Gloucester  
GL1 5TL

Miles Pledger  
01452 311220  
[mpledger@michaeltuck.co.uk](mailto:mpledger@michaeltuck.co.uk)

**Richard Tuck B.Sc(hons)**  
01452 726443  
[rtuck@michaeltuck.co.uk](mailto:rtuck@michaeltuck.co.uk)

### Auction Starting Price

£120,000

### Subject to Contract

### Important Notice

The particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

# Dynevor Street, Tredworth, Gloucester

## Indicative Elevations

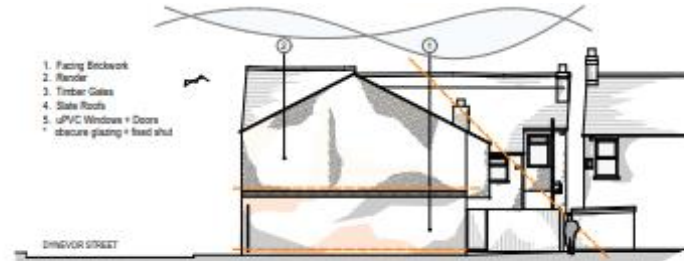
Tredworth Motorcycles,  
64-68 High Street,  
Gloucester



View One: East/West Dynevor Street



View Two: West/East Dynevor Street



North West Proposed Elevation



South West Proposed Elevation



North East Proposed Elevation



South East Proposed Elevation