



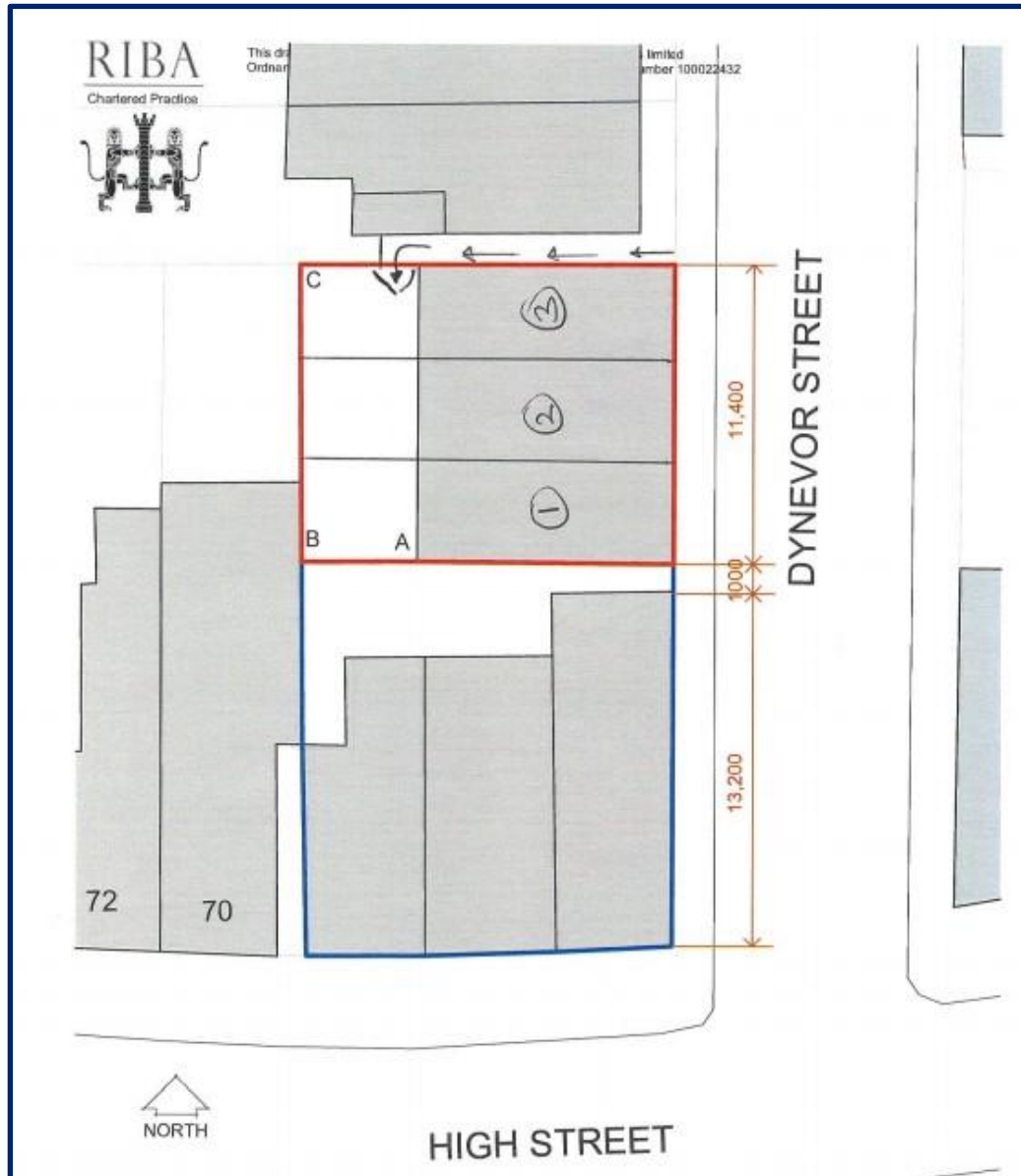
MICHAEL TUCK

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 m² 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 19/00617/FUL

“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 the conversion from A1 to 3 new apartments have already been completed and are 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

01452 726443

Information Pack

All information can all be viewed in our data room:
<https://www.michaeltuck.co.uk/64-68-high-street-data-room/> to include:

- Dimension Plan
- Proposed Elevations and 3D Projections
- Existing Plans & Elevations
- Proposed Plans
- Decision Notice
- Contamination report
- Email from Adam Smith
- Screenshot confirming discharge of Condition 9 (drainage)
- Severn Trent approval to build close to sewer letter
- Drainage design (rev P04)

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.

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

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Fixed Price

£140,000

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

