

# Dursley Garage, 29-31 Kingshill Rd

Dursley, GL11 4BJ

Perry Bishop

Land and Development



Guide Price £700,000

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## Key Features

- Site of 9 units with planning pending
- Submitted planning for 7 x 3 bed town houses and 2 x 2 bed flats

The site is a previously developed site, having been in employment use. It comprises of a two storey building situated between the Dursley Cricket Club and the Dursley Garage.

The ground floor was used as a car showroom and ancillary office until 2017 and the first floor had an extant use as offices but has been vacant for around 20 years (planning reference S.4249/F).

The site is within the defined development boundary for Dursley. The site is within walking distance of a range of shops and services, primary school and secondary school, doctor's surgery etc and it is therefore in a highly sustainable location. It is also on a bus route and within easy walking distance of the Dursley bus station.

## Planning

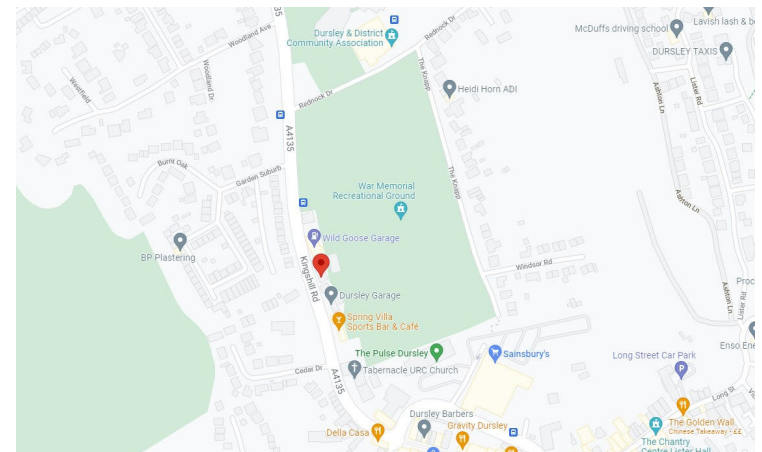
The development has a planning application with Stroud District Council, planning reference S.18/0485/FUL for the demolition of the existing showroom and offices, erection of 7 no. x 3 bedroom town houses and 2 no. two bedroom flats, creation of

two office spaces. Alterations to existing access and associated works. Planning was obtained previously in 2014 for 10 units and this planning has now lapsed.

Although the application appears to be in the system for some time, we understand that a conclusion may be reached shortly.

## Directions

From our offices in Nailsworth head south on Bridge Street/A46 towards Tabrams Pitch/B4014. Continue to follow A46 for 0.2 miles then turn right onto Old Bristol Road/B4058. Continue to follow B4058 for 3.1 miles then turn left to stay on B4058. After 1.2 miles turn right onto A4135 and stay on this road for 3.0 miles. At the roundabout, take the 1st exit onto Bull Pitch/A4135 and continue to follow A4135 for 0.2 miles. At the roundabout, take the 1st exit onto Castle St/Cotswold Way/A4135 0.2 miles then at the next roundabout, take the 2nd exit onto Parsonage St/A4135. Continue to follow A4135 and the destination will be on the right after 0.1 miles.



## Viewings

Viewings are strictly by appointment however the site can also be viewed from the roadside. Please contact our Land Department on 01285 646770 to book a viewing.

## Location

The site fronts the A4135 with The Memorial Recreation Ground to the rear and is located in the North West part of the town. Dursley is a market town and civil parish in southern Gloucestershire, England, situated almost equidistantly between the cities of Bristol and Gloucester. It is under the northeast flank of Stinchcombe Hill, and about 3+3/4 miles (6.0 km) southeast of the River Severn.

## Services and Tenure

The property is held with freehold title and is not as far as we are aware subject to any leases.

We have assumed vacant possession upon completion of a disposal and as far as we are aware, there are no restrictive covenants.

Gas, electricity and telecommunication services are accessible to the site. The water supply would be mains. Foul and surface water would connect into existing sewers and storm water sewers. Utility connections would be subject to the necessary building regulation approvals, Environment Agency consents and statutory provider's requirements.

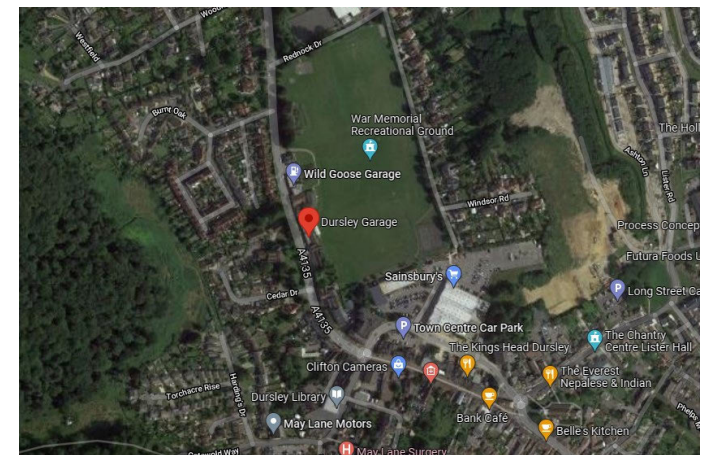
## Local Authority

Stroud District Council  
[www.stroud.gov.uk](http://www.stroud.gov.uk)  
01453 766321

## Town and Country Planning

Interested parties should make their own enquiries with Stroud District Council Planning Department.

Any CIL liability or S106 to be paid by the purchaser.





Recreation Ground

Play Area

D Fn

Pavilion

Garage

Area: 6998.58 ft<sup>2</sup> (650.19 m<sup>2</sup>)

Club

Dursley Court



### Information Pack

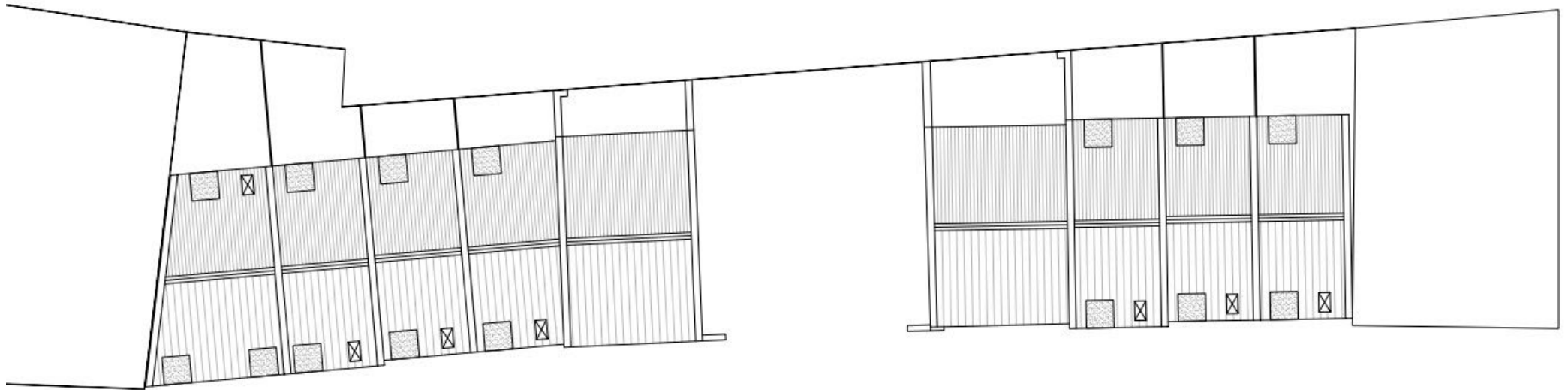
An information pack is available to download from our website.

### Method of Sale

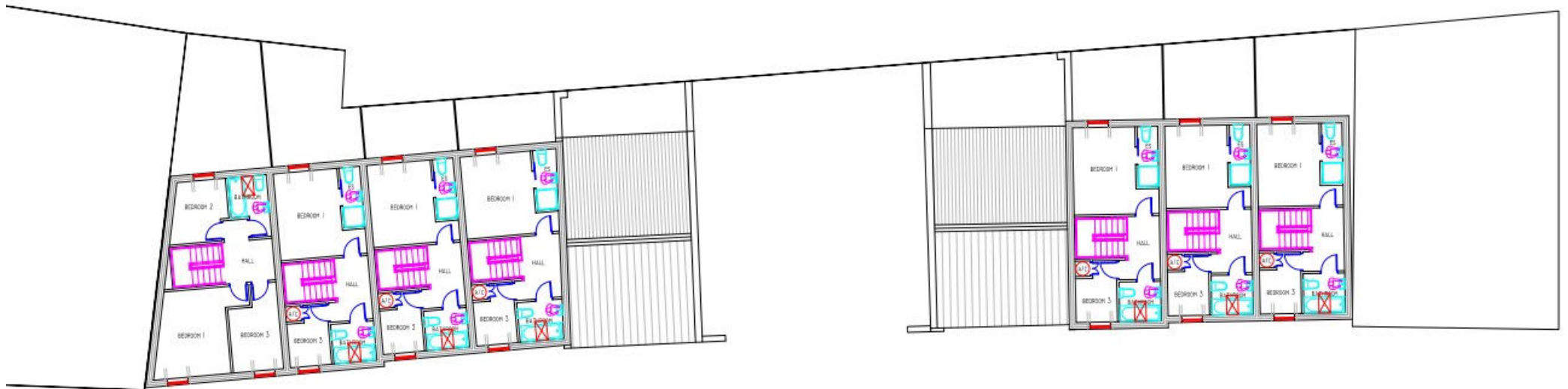
The land is offered for sale by private treaty with a guide price of £700,000. Offers accepted on an unconditional or conditional basis.

ST/LAN210059/070422

| House Type  | Beds | Parking | Sq.Ft | Estimated Marketing P |
|-------------|------|---------|-------|-----------------------|
| End Terrace | 3    | 1 Space | 1345  | £380,000              |
| Terrace     | 3    | 1 Space | 1076  | £335,000              |
| Terrace     | 3    | 1 Space | 1076  | £335,000              |
| Terrace     | 3    | No      | 1130  | £345,000              |
| Apartment   | 2    | No      | 484   | £150,000              |
| Apartment   | 2    | No      | 516   | £160,000              |
| Terrace     | 3    | 1 Space | 1076  | £335,000              |
| Terrace     | 3    | 1 Space | 1076  | £335,000              |
| End Terrace | 3    | 1 Space | 1076  | £340,000              |
|             |      |         | 8855  | £2,715,000            |



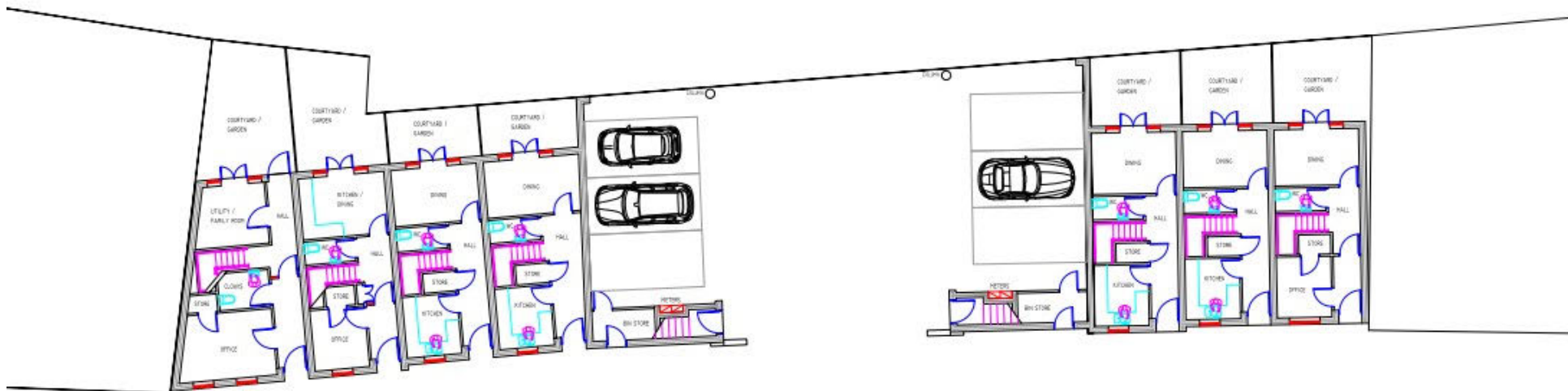
PROPOSED ROOF PLAN



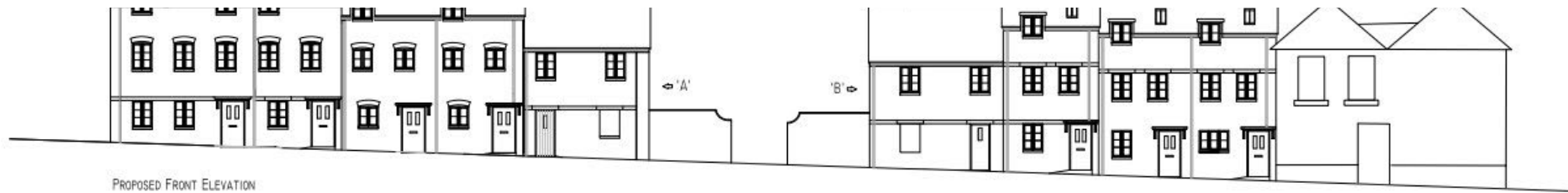
PROPOSED SECOND FLOOR PLAN



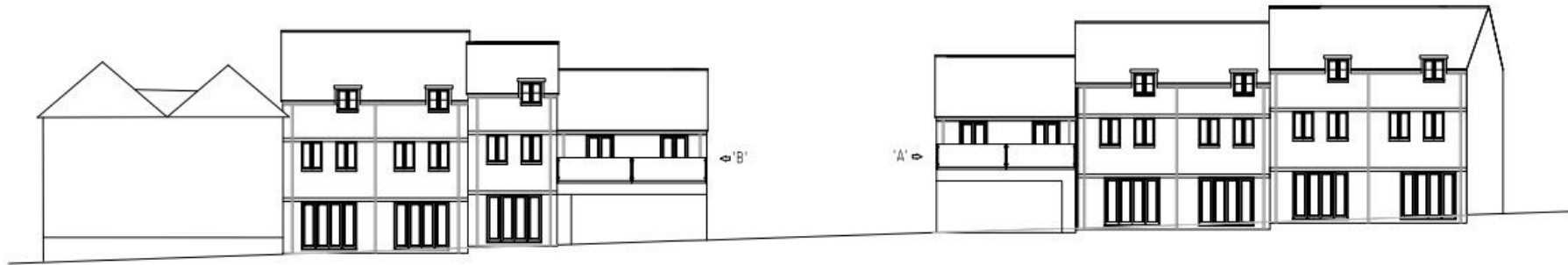
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



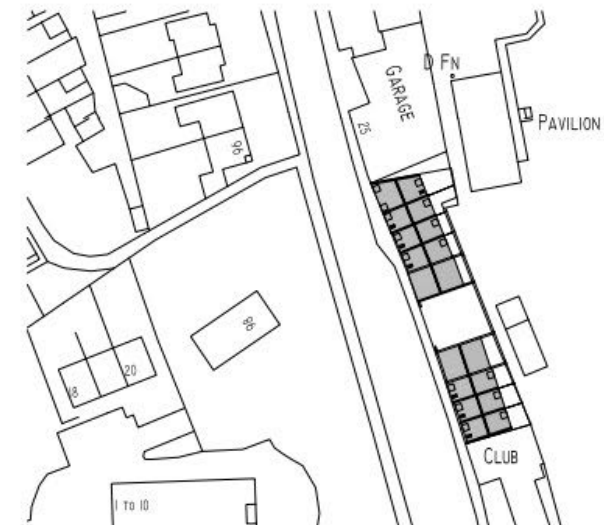
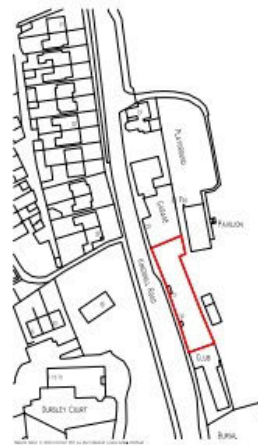
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED ELEVATION 'A'



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**perrybishop.co.uk**

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Land and Development

Chippenham Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Swindon Tetbury

We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.