

# Residential Development Opportunity



*Blocks G–L of the former HMP Gloucester*

Barrack Square | Gloucester GL1 2JN



*For Sale*



# Opportunity

## Highlights

- Site area c.1.8 acres
- Detailed planning permission for 149 open market new build units as part of a wider scheme
- Walking distance to Gloucester city centre
- Situated adjacent to the vibrant Gloucester Docks mixed use development
- Proposed aspirational loft style apartments offering a high quality environment

**Gloucester Prison** is a former Victorian prison that closed in 2013. It was purchased by City & Country Group who have been granted planning permission and listed building consent for the conversion and redevelopment of the site to provide 202 no. residential dwellings.

Once converted, the scheme will provide a range of aspirational one, two and three bedroom homes with private parking, all surrounded by high quality landscaping. The converted and renovated Listed buildings will provide a desirable residential destination and focal point for the northern end of Gloucester Docks.

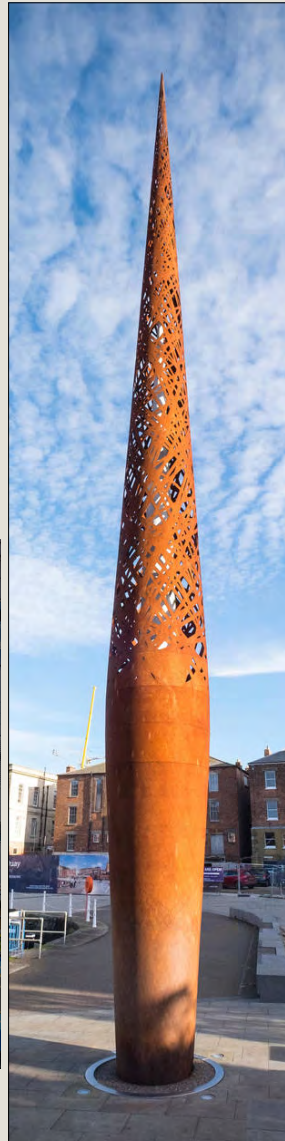




## Location and Description

The site is situated in Gloucester city centre on the northern edge of Gloucester Docks. It is well connected with Gloucester Railway Station 1 mile away, Junction 11A of the M5 just 10 minutes to the east and Cheltenham within a 20 minute drive.

The redevelopment of Gloucester Docks and the development of Gloucester Quays outlet centre, has transformed the area to the south of the site into a vibrant destination for shopping and leisure activities.





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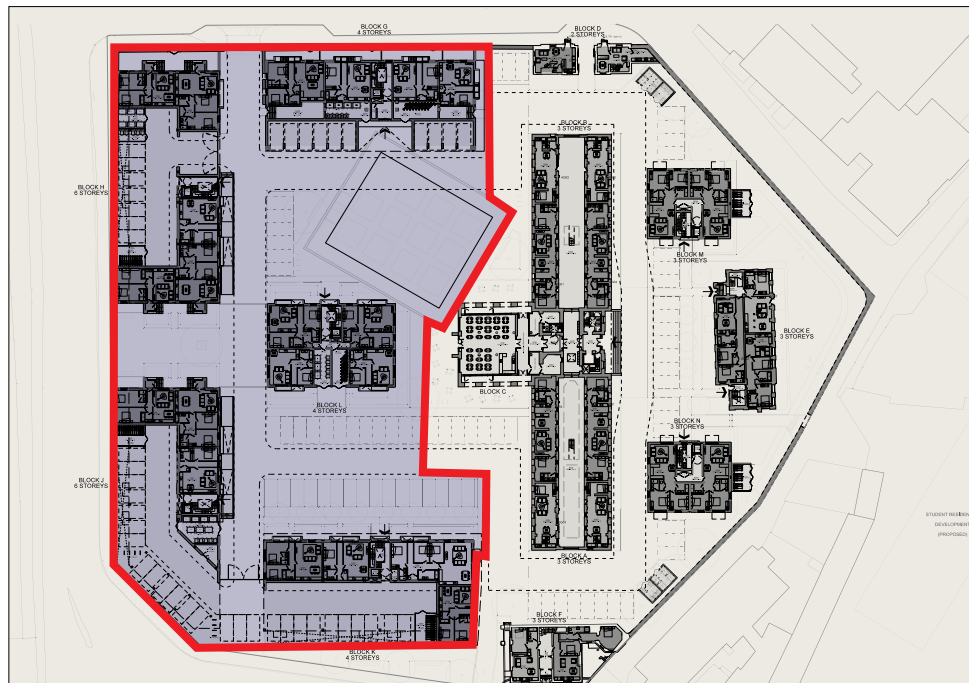
The former prison site is next to the Ladybellegate Street student accommodation development, due to open in September 2019. To the north of the site is the Quayside and Blackfriars Area. These are subject to a proposed residential led Local Development Order which will consequently alter the focus of the area away from commercial uses and regenerate the area in line with the Quays. The site is therefore well positioned in an area undergoing significant regeneration.

Planning permission for the redevelopment of the Grade II and II\* Listed former prison was granted on 6th December 2018. The scheme comprises 202 no. dwellings of which 164 are new build with the remainder being conversion. The conversion elements of the scheme and two small new build blocks are to be retained by City & Country.

### CITY & COUNTRY

City & Country is an award-winning developer who specialise in the conversion of heritage sites across the UK. Their developments are usually residential led and City & Country has a reputation for producing high quality, award winning schemes.

Further information is available at [www.cityandcountry.co.uk](http://www.cityandcountry.co.uk)





## Planning

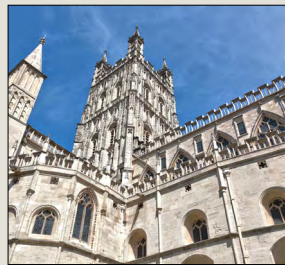
Full planning and Listed Building applications (Ref: 17/00662/LBC and Ref: 17/00659/FUL) were submitted to Gloucester City Council in June 2017 for the site's redevelopment described as:

'Redevelopment of the former HMP Gloucester site comprising the partial demolition and conversion of Grade II\* and Grade II Listed buildings to provide 38 residential dwellings (Use Class C3) and 481 sq m (GIA) of flexible commercial/community floorspace (Use Classes A2, A3, A4, A5, B1, D1, D2) at ground floor and first floor of Block C (Chapel wing); demolition of non-listed structures and the construction of seven new buildings up to six storeys to accommodate 164 residential dwellings (Use Class C3); and associated car parking, cycle parking, private and communal amenity space, landscaping, access and related infrastructure works.'

The scheme provides, in total, 114 car parking spaces and 188 cycle spaces.

Planning permission was granted before the Local Authority's adoption of CIL and therefore no CIL is payable on the consented scheme.

There is no S106 agreement or requirement for affordable housing.





## Further Information



### TENURE

The entire site is freehold, registered under title ref. GR235113.

### VAT

The site is elected for VAT and bids should reflect payment of VAT on the purchase price.

### METHOD OF SALE

Offers are to be made subject to discharge of planning conditions relating to Archaeology only. This will be satisfied by City & Country between exchange and completion, including any necessary demolition works. A single purchase payment is preferred. Any deferred payment proposals will require appropriate security provisions.

Interested parties should include the following information when preparing an offer:

- Price and details of payment terms
- Proof of ability to finance the purchase
- Confirmation of board approval or other sanction to make the offer/purchase
- Details of any conditions of purchase or due diligence required pre-exchange
- Timings for exchange and completion



The vendor reserves the right not to accept the highest or any bids received. They also reserve the right to interview prospective purchasers and seek best and final bids if necessary.

### INSPECTIONS

To be arranged by prior appointment with JLL.

## Contact



### FURTHER INFORMATION

Planning, legal, title and technical documents are available in the Information Pack at:

*For further information please contact JLL:*

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31 Great George Street  
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Subject to contract. Particulars dated September 2019

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