On the instructions of

For Sale Residential Development/Refurbishment Opportunity

FORMER SCHOOL BUILDING FOR CONVERSION TO RESIDENTIAL DWELLINGS

St Whites Road
Cinderford
GL14 3DH

Planning consent for conversion of the existing school building to 5 dwellings

Approximate site area 0.22 Hectares (0.55 Acres)
Location
The Property is located at the junction of St Whites Road (B4226) and Buckshaft Road approximately 0.6 miles south of Cinderford town centre. The area is accessible to the main Forest road network and the A48 via Littledean.

Description and Proposal
The Property comprises a former Victorian school building situated on an appropriate site area of 0.22 hectares (0.55 acres).

The approved planning consent allows for the conversion of the building to 5 houses as illustrated on the approved scheme layout.

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling 1– entrance hall, living room, kitchen/diner with family area, 3 bedrooms and a bathroom.</td>
<td>128</td>
<td>1,378</td>
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<tr>
<td>Dwelling 2– porch leading to entrance hall, living room, kitchen/diner with family area, 2 bedrooms and a bathroom.</td>
<td>148</td>
<td>1,593</td>
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<tr>
<td>Dwelling 3 - porch leading to entrance hall with study area, kitchen/diner with family area, snug, 3 bedrooms, shower room and a bathroom.</td>
<td>170</td>
<td>1,830</td>
</tr>
<tr>
<td>Dwelling 4 - porch leading to entrance hall, kitchen/diner with family area, office/snug, 3 bedrooms, shower room and a bathroom.</td>
<td>150</td>
<td>1,615</td>
</tr>
<tr>
<td>Dwelling 5 – entrance hall, living room, kitchen/diner with family area, 2 bedrooms and a bathroom.</td>
<td>120</td>
<td>1,292</td>
</tr>
</tbody>
</table>

Planning/Development Proposals
The Property benefits from planning approval reference P1240/17/FUL to allow for the conversion of the existing building to 5 houses (granted on appeal 12/09/2018). The planning approval includes highway improvement works to the road junction (visibility splay).

Further enquiries should be made of the Local Planning Authority, Forest of Dean District Council (01594 810000).
Information Park
All information relating to the planning approval is available on the Forest of Dean District Council’s planning portal. Alternatively the information is available in a pdf format.

Services
We understand that all mains services are available within the public highway.

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

Tenure
Sale of the freehold with vacant possession on completion.

Price
Offers in excess of £375,000.

Legal Costs
Each party is to be responsible for their own legal costs incurred in the transaction.

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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

Subject to Contract
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Important Notice
These 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.

Viewing Arrangements
For further information or to arrange an inspection, please contact the sole agents.

Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester GL3 4AA
www.alderking.com

Philip Pratt
01452 627123
ppratt@alderking.com

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