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FOR SALE

Archive & Study Centre with Self Contained Residential Building

Mulberry Bush
Third Space (MB3),
26 Church Lane,
Toddington,
Gloucestershire,
GL54 5DQ

Accessible location and
established residential area.

Self-contained 3.60 acre site.

Alternative use or
redevelopment potential -
subject to planning.

[MB3] More parking
↑ this way



Summary

Development Opportunity

- Existing education/training facility with residential building located on a self-contained site totaling approximately 1.46 hectares (3.60 acres).
- Potential uses for the existing buildings include education, training, health/care, residential and leisure.
- Residential redevelopment potential - subject to planning.



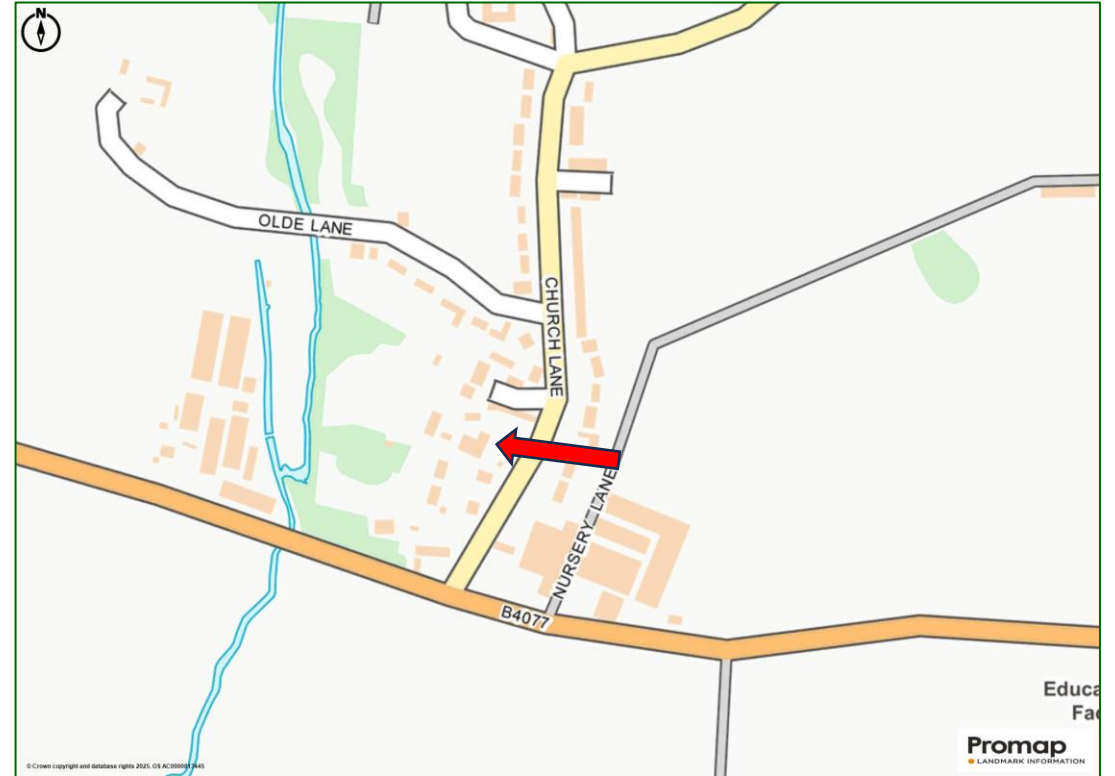
Location

Location

Mulberry Bush Third Space (MB3), which is accessed off Church Lane, is situated in the section between B4077 and Olde Lane.

The facility is positioned between Hornbeam House and Church Meadows (residential). The River Isbourne is adjacent to the western boundary.

Toddington 'New Town', including the Railway Centre, is approximately 0.60 miles the east. The Teddington Hands Roundabout, which provides access to Junction 9 of the M5, is approximately 4.75 miles to the west (A46).



M5, Junction 9



7.75 miles

Winchcombe



4 miles

Tewkesbury



9 miles

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Accommodation | Planning

Description

The facility was originally part of the former New Barns School (closed 1992).

The detached and extended front building is single and part two storey. The ground floor provides offices, meeting rooms, dining room, fitted kitchen and archive library and stores. The first floor provides 5 No. bedrooms, shower room, meeting room and additional archive storage. The floors are linked via a single stairs.

The more modern rear building provides domestic accommodation comprising 12 No. bedrooms (1 No. used as a lounge) together with ground floor kitchen and shower rooms on ground and first floors.

The outdoor swimming pool has been filled in and the detached Pool House provides changing rooms and laundry facilities.

Externally there is a gated entrance and gravel surfaced drive/parking. The Meadow includes a Yurt used for training courses.

The site area is calculated at approximately 1.46 hectares (3.60 acres).

Services

We are advised that electricity, gas and mains drainage are connected or available in the public highway.

We confirm that we have not tested any service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Interested parties should make their own enquiries of the relevant utility provider in respect of service capacity.

Planning

The facility, which is in the AONB, is assumed to have established use for either C2 "Residential Institutions" covering boarding schools, residential colleges, training centres and care/nursing homes or Sui Generis.

Tewkesbury Borough Council's planning portal confirms various planning approvals including an "Archive extension to existing study centre" (ref 98/0339/0740/FUL - dated 10/11/1998) and the "Erection of a Yurt" (ref 19/01167/FUL - dated 27/01/2020).

Interested parties should make further enquiries relating to existing and proposed uses to Tewkesbury Borough Council (01684 295010).

Schedule of Accommodation

All measurements are approximate Gross Internal Areas

Description	Sq m	Sq ft
<u>Study Centre</u>		
Ground Floor	346.33	3,728
<u>Study Centre</u>		
First Floor	141.80	1,526
<u>Accommodation Building</u>		
Ground Floor	164.32	1,769
<u>Accommodation Building</u>		
First Floor	145.21	1,563
Approximate total floor area (excluding Pool House)	797.66	8,586

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Rates | EPC | Information/Technical Pack | Terms

Business Rates

The property is listed on the Valuation Office website as “Study Centre and premises” and the rateable value is £65,000 (revised to £77,500 - effective 1/04/2026). The assessment is assumed to include the residential accommodation.

Interested parties should make their own enquiries to the relevant Local Billing Authority to ascertain the exact rates payable - www.voa.gov.uk.

Energy Performance Certificate

The national data base confirms the following:-

Main Building - Energy Rating B (expiry 26/11/2035).

Residential Building - Energy Rating C (expiry 26/11/2035).

Information/Technical Pack

The Sharefile includes the following:

- Registered Title and Plan.
- Existing Layout Plans.
- Planning Appraisal (2018).
- Planning Consents.
- Energy Performance Certificates.
- Business Rates Assessment.
- Asbestos Management Survey report (2023).
- Wayleave Agreement (2022).

Guide Price

£1,000,000.

Tenure

Sale of the freehold interest (GR190735).

There is a wayleave agreement in place with Western Power Distribution (wooded section of the Meadow).

We have not had sight of the full title documentation and parties/legal advisers should rely on their own investigations.

Legal Costs

Each party is to be responsible for their own professional and legal costs in respect of the proposed transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti-Money Laundering

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed (identification documents to support and enable the conclusion of any transaction).

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: PP/N102120 **Date:** January 2026 **Subject to Contract**



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ASSET
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