

# FOR SALE

## Residential Development Opportunity

**alder king**

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## St Johns Church

Boxbush Road  
Coleford GL16 8DN

12,516 sq ft (1,163 sq m) of  
proposed residential on 0.58  
acres (0.23 hectares)

- Located close to  
Town Centre
- Substantial Grade II Listed  
Landmark Building
- Planning Approval  
for 12 Apartments

# Location

## Location

Coleford, which is one of the four main towns of the Forest of Dean, is a principal Settlement of the District with a population of approximately 10,000.

The property is situated overlooking the town centre fronting Boxbush Road close to its junction with Bowen's Hill. The immediate area is residential.

Coleford is approximately 5 miles (8 km) east of Monmouth, 7 miles (11.25 km) west of Cinderford, 8 miles (12.87 km) north of Lydney and 19 miles (30.58 km) west of Gloucester.

**M48**



**17 miles**

**Monmouth**



**5 miles**

**Gloucester**



**19 miles**



# Accommodation | Planning

## Description

The property provides a substantial late 19th century church (circa 1880) which has been closed for several years.

The property has rubble stone elevations with ashlar dressings incorporating stone window surrounds fitted with leaded and stained-glass windows beneath pitched roofs with tiled coverings.

The internal areas (ground floor only) have mainly stone floors, emulsion painted walls surfaces and timber strutted roofs on stone corbels.

The approved residential scheme allows for the conversion of the building to provide 12 No. 1 and 2 bed apartments and 1, 2, 3 and 4 bed duplex units together with 15 car parking spaces (new vehicular access to be constructed).

The approximate site area is 0.58 acres (0.23 hectares).

## Services

We are advised that all main services are connected to the property and available in the public highway.

We confirm that we have not tested any of the service installations and any occupier 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 property is a Grade II listed building.

The property benefits from planning approval for "Conversion of existing redundant church to 12 No. apartments with associated landscaping, parking and works. Installation of new window and door openings" - PO964/22/FUL. Listed Building Consent has also been approved.

Interested parties should make further enquiries to the Local Planning Authority, Forest of Dean District Council (01594 810000).

## Proposed Schedule of Accommodation

All measurements are approximate Gross Internal Areas

Description	Sq ft	Sq m
Apartment 1: 2 bed	936	87
Apartment 2: 1 bed	721	67
Apartment 3: 1 bed	721	67
Apartment 4: Duplex 4 bed	2,713	252
Apartment 5: Duplex 3 bed	1,485	138
Apartment 6: Duplex 3 bed	1,485	138
Apartment 7: Duplex 2 bed	947	88
Apartment 8: Duplex 2 bed	926	86
Apartment 9: Duplex 1 bed	581	54
Apartment 10: Duplex 1 bed	581	54
Apartment 11: Duplex 1 bed	710	66
Apartment 12: Duplex 1 bed	710	66
<b>Total internal floor area</b>	<b>12,516</b>	<b>1,163</b>



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# Rates | EPC | Terms

## **Business Rates & Council Tax**

There is no current assessment detailed on the Valuation Office website. The residential apartments will require assessment for Council Tax purposes on completion of the project.

Interested parties should make their own enquiries to Forest of Dean District Council (Local Billing Authority) to ascertain the exact rates payable as a change in occupation/use may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

There is currently no EPC Rating for the building as Places of Worship are exempt.

## **Information/Technical Pack**

The Sharefile includes the following:

- Registered Title and Plan.
- Plans as Existing.
- Approved Plans.
- Repair Plans.
- Planning & Listed Building Consents.
- Topographical & Survey Drawings.

## **Guide Price**

Offers over £300,000.

## **Method of Sale**

Sale of the freehold interest (GR359640).

## **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.

## **AML**

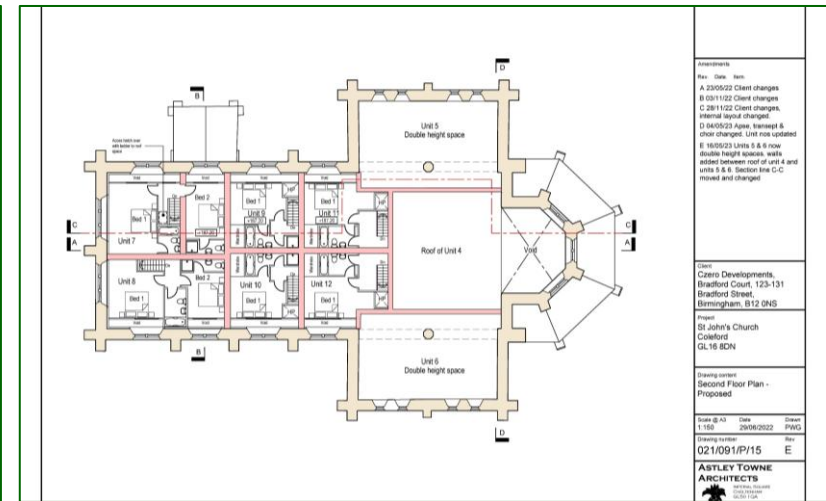
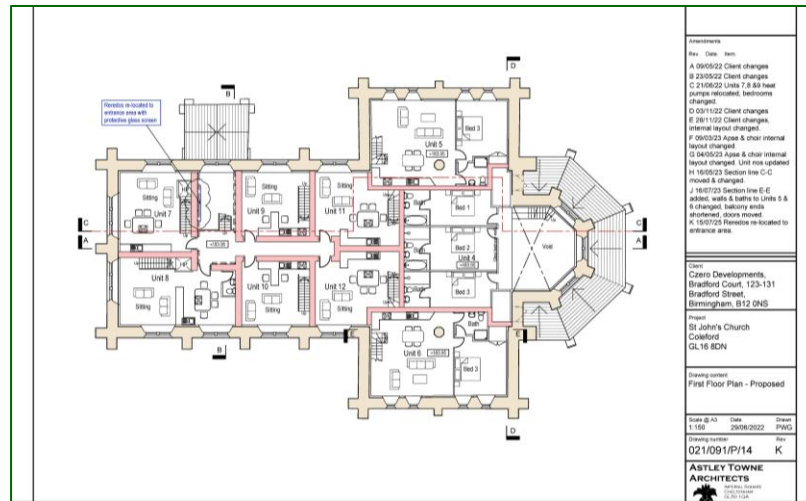
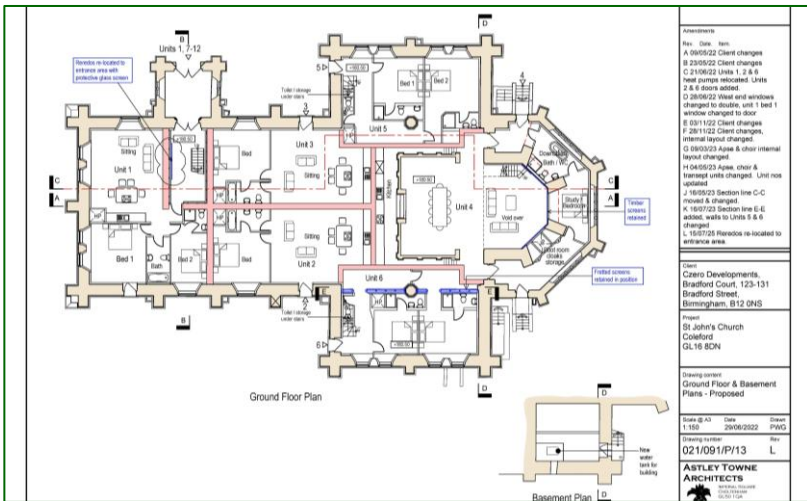
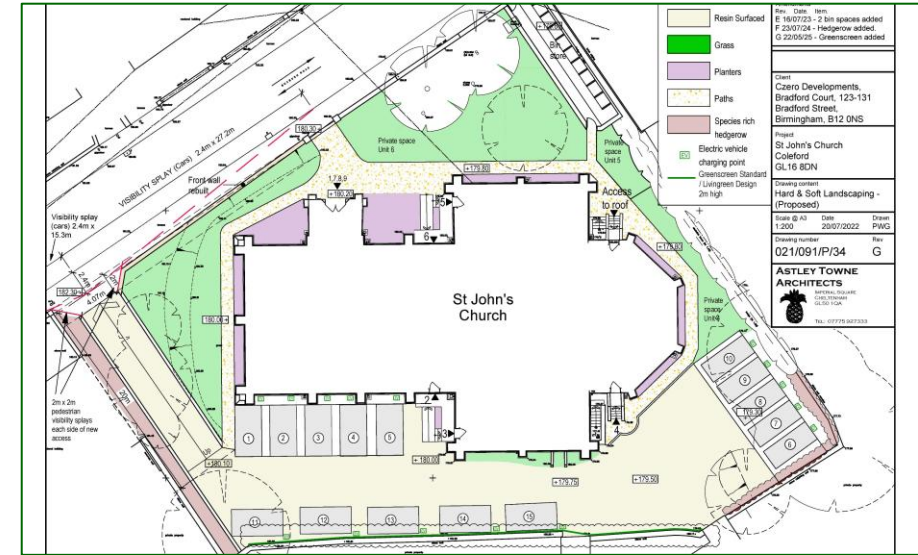
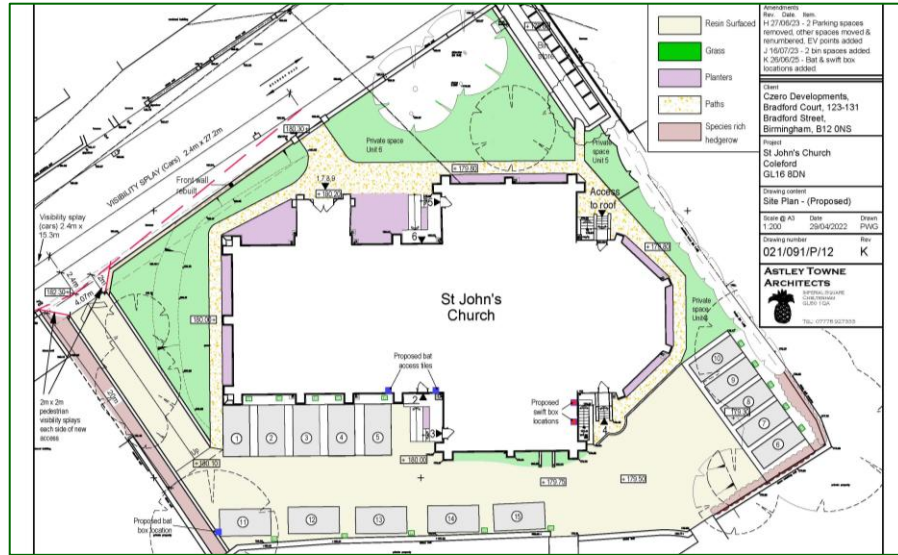
A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed (identification documents to support and enable the conclusion of any transaction).



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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/N91625    **Date:** January 2026    **Subject to Contract**



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