

## UNIQUE DEVELOPMENT OPPORTUNITY

Healings Mill and Former Brewery Buildings, Tewkesbury,  
Gloucestershire, GL20 5BA

# FOR SALE

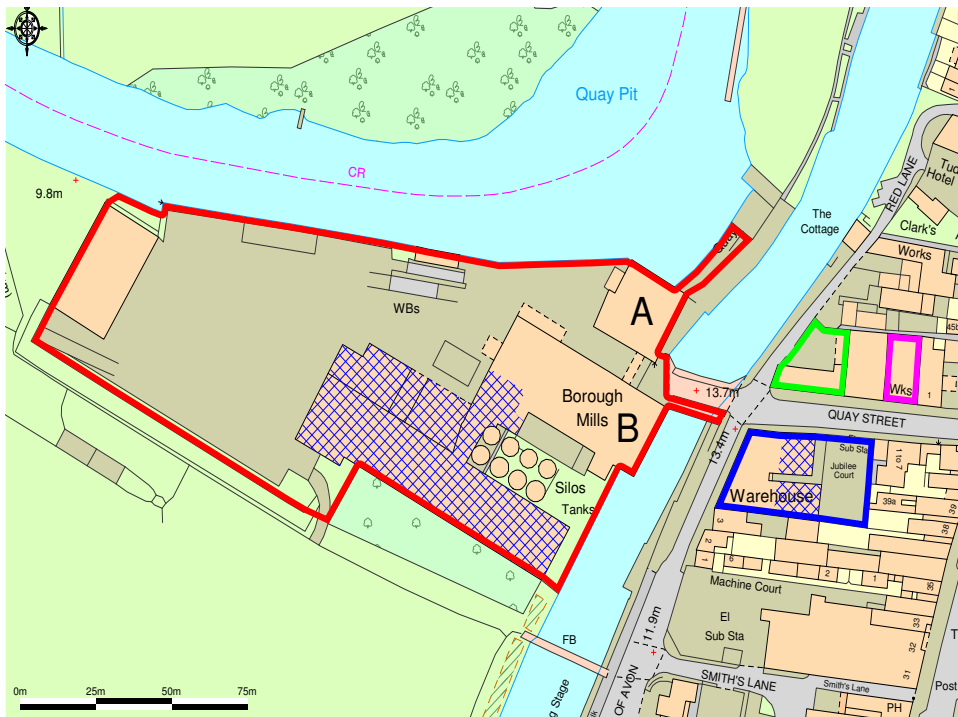


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- Residential and commercial conversion & redevelopment opportunities
- Imposing & iconic buildings
- Stunning views to the west over river and open countryside
- Freehold



### Site History

Healings Mill was built for Samuel Healing in 1865. When built, it was considered to be the largest and most modern flour mill in the world, producing 25 sacks of flour an hour in 1892. Throughout the course of the Mills history it has been accessed by road via a handsome cast-iron bridge, by rail via the Tewkesbury to Upton-upon-Severn railway line, and by canal/river barge via the River Avon. Barges were used right up until 1998, as the mill had two barges named Chaceley and Tirley which transported grain to the mill from Avonmouth and Sharpness. The mill was purchased by Allied Mills in the 1970s, and was completely refurbished and fitted out with brand new machinery. It was in turn taken over by ADM Milling, but in 2006 they announced the closure of the mill. It milled flour for the last time on October 20th, 2006, ending 140 years of milling on the site.

### Location

The properties are situated within Tewkesbury at the junction of Quay Street, Red Lane and Back of Avon. They front onto the River Avon with views towards open countryside to the west. According to the 2011 Census, Tewkesbury has a population of 10,704.

Local amenities are available within easy walking distance at Tewkesbury High Street. The A38 and M5 motorway (jct 9) provides excellent road connections and there is a good rail service from Ashchurch Station (just to the east of the M5 J9) providing services north towards Birmingham and south to Cheltenham and on to Bristol.

### Description

No. 3 & 4 Quay Street and Red Lane (edged green on the adjacent plan) comprise 2 existing buildings and an associated car park (off Red Lane). No 4, on the corner of Quay St and Red Lane is an attractive red brick former office building with large sash windows over ground and 2 upper floors.

Healings Mill Brewery building (edged blue) is an attractive Grade II Listed red brick multi level warehouse property on the corner of Quay St and Back of Avon. Over ground and 3 upper floors, the building is an imposing structure with interesting detailing including large, arched windows providing excellent views to the West. Adjoining the principal corner building are further red brick extensions which have planning permission to be demolished.

The island site (edged red) extends to approximately 3.79 acres (1.53 hectares) and comprises two further Victorian multi level warehouse buildings adjacent the river and a steel portal frame transport building to the rear of the site. The remainder of the site is made up of concrete hardstanding situated within flood zone 3.

Also included is a further storage building on Quay Street (edged purple) which may be suitable for further car parking.

Extensive demolition work has recently taken place on the areas of the site hatched blue on the adjacent plan.

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### **Planning**

No.3 and No. 4 Quay Street - No. 4 has consent for change of use into 3 apartments. No. 3 has full planning permission for the demolition of the existing building and erection of 3 new build apartments. Car parking spaces for these apartments are allocated at No. 1 A Quay Street. Planning permission was granted on 14th October 2014 under reference 14/00744/FUL.

Red Lane – Under the same planning consent as the Quay St apartments above, permission has been granted for the erection of 3 new build townhouses over 3 storeys. These each have 3 bedrooms, a courtyard to the rear, garage and parking space at No. 1 A Quay Street. Planning permission was granted on 14th October 2014 under reference 14/00744/FUL.

Healings Mill Brewery Buildings – Change of use has been granted from offices to A1 Retail, A3 Food and drink with C3 residential use above for a duplex 2 bedroom apartment. Further, the consent includes the erection of 4 new build townhouses with 3 bedrooms, a garage, parking and courtyards to the rear. Planning permission was granted on 9th December 2014 under reference 14/00568/FUL. Listed building consent has also been granted under reference 14/00576/LBC.

The island site does not benefit from any planning permission although Tewkesbury Borough Council and the Environment Agency have initially shown support for redevelopment of the site into a mixed use development to include retail, leisure and residential uses, provided the scheme is sensitively designed to address the flooding issues. The vendors architect has produced initial drawings for the right hand building, labelled 'A' on the site plan. The scheme provides for conversion of the existing building into 12 apartments over 4 floors and 2 duplex apartments. It is envisaged that the left hand building, labelled 'B' on the site plan would be demolished as part of any redevelopment due to structural issues.



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### Opportunity

The existing planning permissions offer developers redevelopment and conversion/refurbishment opportunities with the consented schemes having the following floor areas:

No. 3 & No. 4 Quay St (edged green)		
Unit	Type	Size
1	2 bed grnd fl	807 sq ft
2	2 bed grnd fl	625 sq ft
3	2 bed 1st fl	785 sq ft
4	2 bed 1st fl	625 sq ft
5	1 bed 2nd fl	474 sq ft
6	1 bed 2nd fl	409 sq ft
<b>Total</b>		<b>3,725 sq ft</b>

Red Lane (edged green)		
Unit	Type	Size
7	3 bed 3 storey townhouses with integral garages	979 sq ft
8		1,075 sq ft
9		1,075 sq ft
<b>Total</b>		<b>3,129 sq ft</b>

Healings Mill Brewery Buildings, Back of Avon (edged blue)		
Unit	Type	Size
1	3 bed 3 storey townhouses with integral double garages and roof terrace	1,225 sq ft
2		1,225 sq ft
3		1,225 sq ft
4		1,225 sq ft
5	2 bed 2nd & 3rd fl apart	1,225 sq ft
Retail / Bar/ Restaurant		1,185 sq ft
<b>Total</b>		<b>7,310 sq ft</b>

The island site does not benefit from any planning permission although the initial drawings for the right hand building, produced by the Vendors architect, provide the following accommodation:

Healings Flour Mill Building, Island Site (Building A)		
Unit	Type	Size
1	2 bed 2nd fl apart	777 sq ft
2	2 bed 2nd fl apart	743 sq ft
3	2 bed 2nd fl apart	780 sq ft
4	2 bed 3rd fl apart	777 sq ft
5	2 bed 3rd fl apart	772 sq ft
6	2 bed 3rd fl apart	788 sq ft
7	2 bed 4th fl apart	804 sq ft
8	2 bed 4th fl apart	753 sq ft
9	2 bed 4th fl apart	797 sq ft
10	2 bed 5th fl apart	812 sq ft
11	2 bed 5th fl apart	760 sq ft
12	2 bed 5th fl apart	808 sq ft
13	3 bed 6th & 7th fl duplex apartment	1963 sq ft
14	3 bed 6th & 7th fl duplex apartment	1866 sq ft
<b>Total</b>		<b>13,200 sq ft</b>

It is envisaged that the left hand building could be demolished and redeveloped to provide a mixed use commercial/retail and residential scheme.

The remainder of the island site would remain as car parking or open space due to flooding.



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### **Tenure**

The sites are understood to be held freehold and are to be sold with the benefit of vacant possession.

### **Services**

We understand that all mains services are available to the properties on Quay Street, Red Lane and The Brewery Building. There are no mains services connected to the island site, although interested parties are encouraged to make their own enquiries in this regard.

### **Local Authority**

Tewkesbury Borough Council  
Council Offices  
Gloucester Rd  
Tewkesbury  
Gloucestershire  
GL20 5TT

Telephone: 01684 295010

### **Information Pack**

An information pack is available upon request and comprises:

- Copies of Planning Permissions and;
- Plans, Elevations and CGI's

### **Energy Performance Rating**

No 3 & No 4 Quay Street – D-90

The Former Healings Brewery Buildings are exempt as they are Listed.

### **Method of Sale**

The property is to be sold by Private Treaty although in the event that a sale is not agreed, the property will go to auction on 20th July 2017.

### **Money Laundering**

The successful purchaser will be required to submit two forms of identity, in accordance with Money Laundering regulations.

### **VAT**

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

### **Fixtures & Fittings**

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the sale.

### **Viewings**

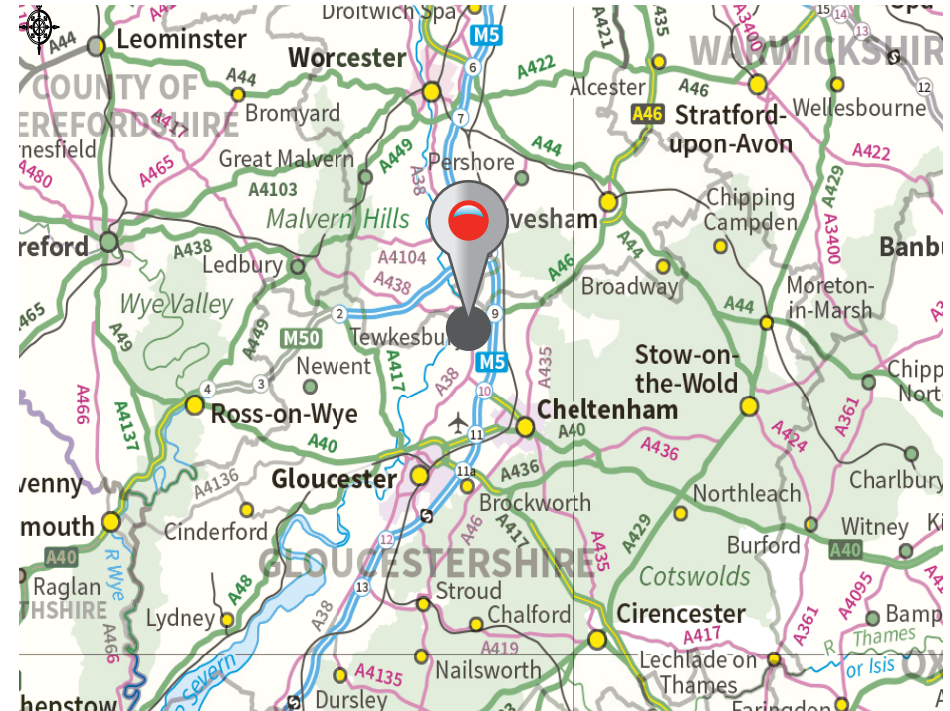
The majority of the buildings are not safe for internal inspections therefore viewings will have to be of an external nature only through prior appointment with Fisher German.



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