



Residential Development

Former RAOB, 87-91 Southgate Street, Gloucester, GL1 1UR

Subject to contract

- Residential Development Opportunity
- Popular and improving location alongside Gloucester Docks.
- Gross internal area approx. 10,972 sq ft (1,010 sq m)
- Planning Permission for 17 new build residential units
- Site demolished and cleared

Location

Gloucester is an important regional centre, with excellent road and rail connections. Southgate Street runs alongside Gloucester Docks, which has received major investment and become a successful commercial and residential location. The popularity of The Docks has spread to the surrounding area, with a number of schemes completed and proposed.

Description

The Property comprises a cleared site following demolition of a former club building and is now ready for implementation of the planning consent.

Planning

Planning consent has been granted for the erection of 17 apartments (10 x 1 Bed & 4 x 2 Bed). Planning application reference 23/00696/OUT. Copies of the documents are attached.

Please note:

1. Three of the g/f flats will be M4(2) adapted social housing units and on this basis there is no offsite commuted sum due.
2. £10k fee for new TRO has already been paid to County highways.
3. CiL is £50,107.92 and payable 18 months after the build out starts.
4. Cotswold Beechwoods is £11,441+ £200 admin fee payable once build out starts.
5. Alney Island signage is £2,000 again payable once build out starts.
6. Party wall agreements in place.

Accommodation

We attach a schedule of proposed approximate floor Gross Internal Floor areas totaling some 10,972 sq ft/ 1,010 sq m.

Relevant plans, etc are attached.

Money Laundering

The purchaser will be required to provide information to satisfy Money Laundering requirements.

EPC

Not applicable.

Legal Costs

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

Terms

For Sale Freehold with vacant possession. Guide price £650,000.

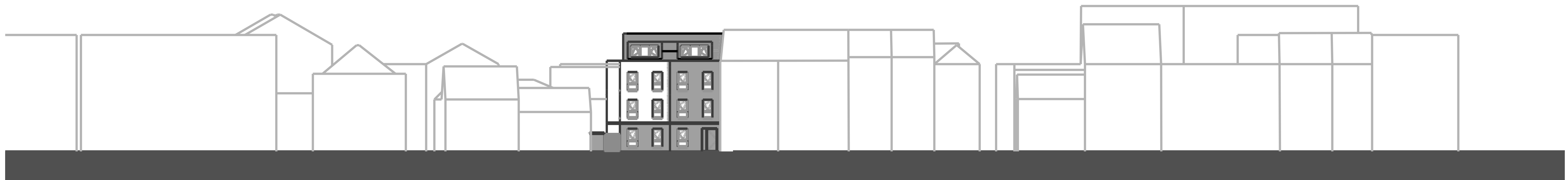
Please note as an alternative option our client is willing to receive one of the completed flats as part of a sale in return for a reduced sale price and offers can also be made on this basis.

Value Added Tax

We understand that VAT is not payable on the sale.

Viewing Arrangements

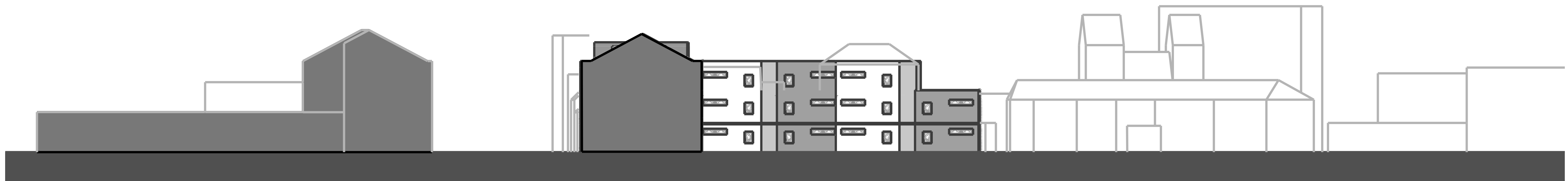
Viewings by appointment only with the joint sole agents THP Chartered Surveyors or KBW



01 PROPOSED CONTEXT ELEVATIONS - SOUTH-WEST

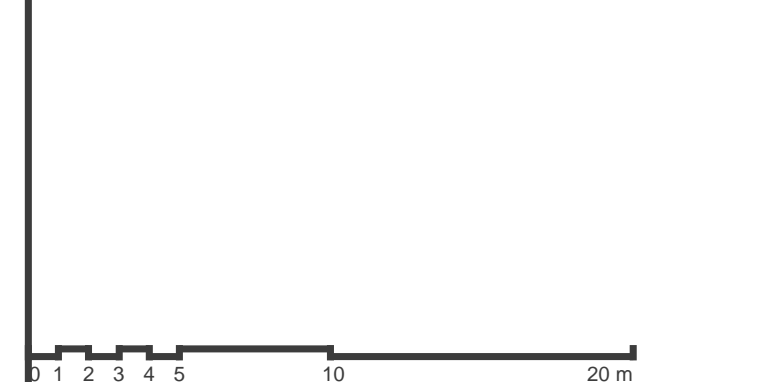


02 PROPOSED CONTEXT ELEVATIONS - NORTH-WEST



03 PROPOSED CONTEXT ELEVATIONS - SOUTH-EAST

REV	DATE	REVISION	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
-	21.05.2019	DI	GW



architects
Dyer
www.groupdyer.com

PROJECT EMAIL ADDRESS
-

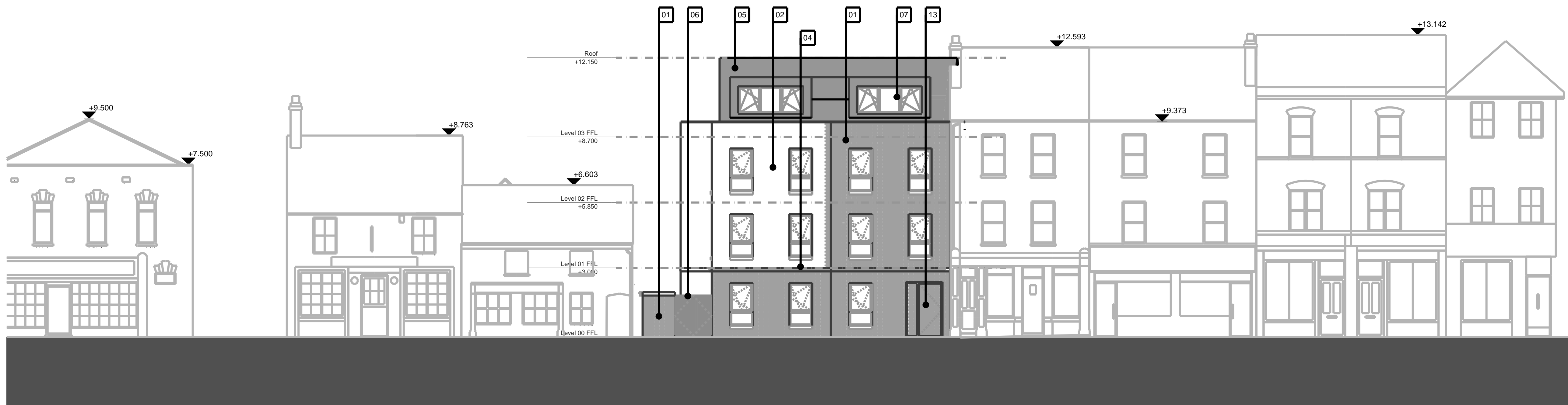
PROJECT
Southgate Street Gloucester

TITLE
PROPOSED CONTEXT ELEVATIONS

SCALE #1
1:250

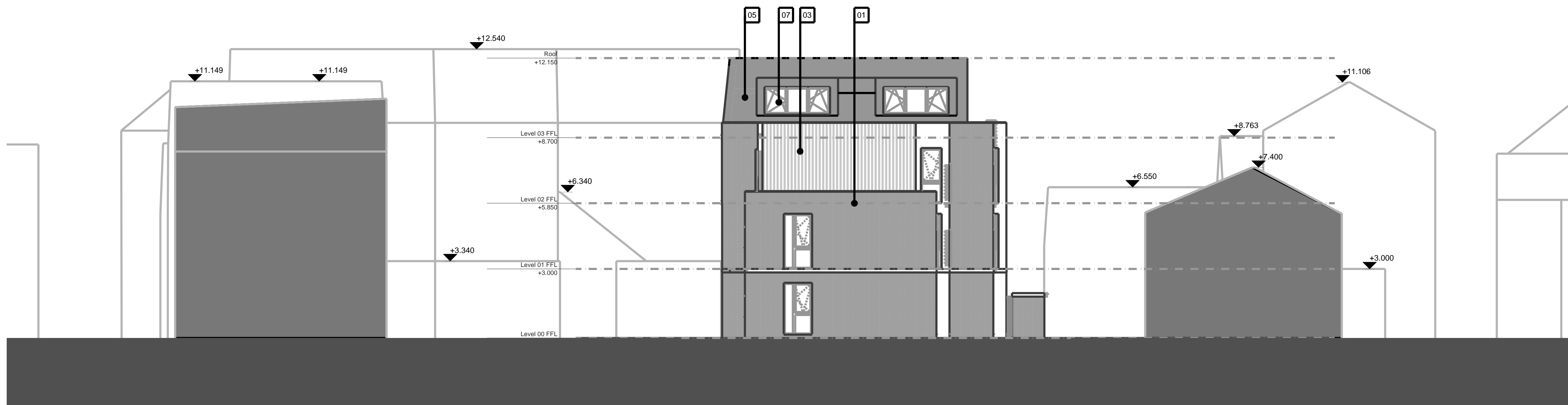
PROJECT NO. / DRAWING NO.
18036-A(GA)A0-302

REV
B



- MATERIALS KEY:
- 01 RED FACING BRICK
 - 02 RENDER CLADDING
 - 03 TIMBER CLADDING
 - 04 RECONSTITUTED STONE
 - 05 METAL STANDING SEAM CLADDING
 - 06 PAINTED METAL GATES
 - 07 CLEAR DOUBLE-GLAZED WINDOWS WITH PPC ALUMINIUM FRAMES
 - 08 OPAQUE GLAZED WINDOWS WITH PPC ALUMINIUM FRAMES
 - 09 LOUVRE PRIVACY SCREEN WITH OPAQUE GLAZED FINES
 - 10 GLAZED EXTERNAL DOOR WITH PPC ALUMINIUM FRAME
 - 11 PPC PAINTED METAL DOORS

01 PROPOSED ELEVATIONS SHEET 1 - SOUTH-WEST



02 PROPOSED ELEVATIONS SHEET 1 - NORTH-EAST

REV	DATE	REVISION	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
	21.05.2019	DI	GW

REV PLAN



architects
Dyer
www.groupdyer.com

PROJECT EMAIL ADDRESS
-

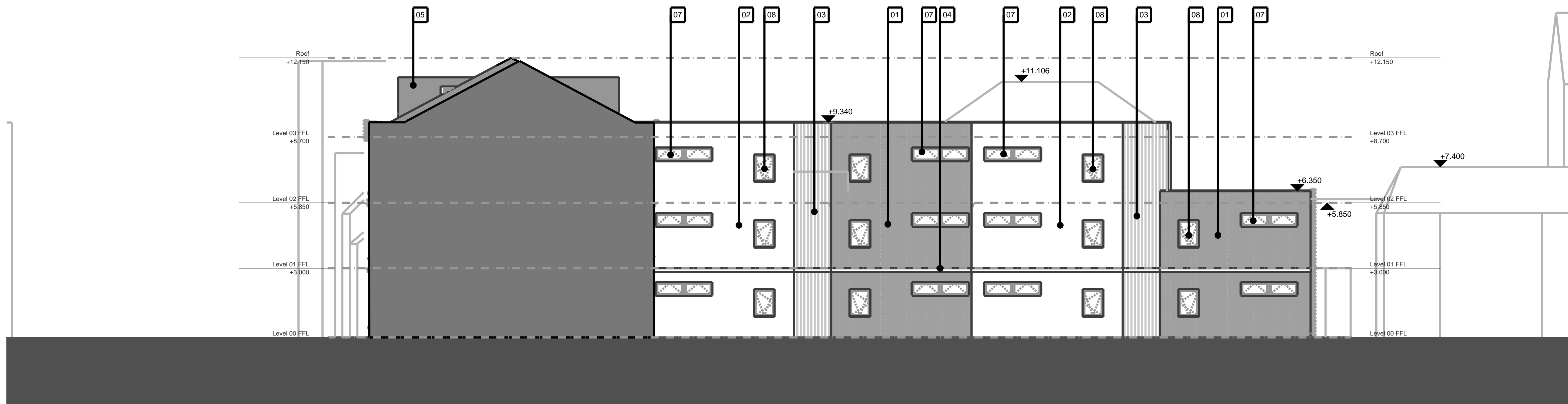
PROJECT
Southgate Street Gloucester

TITLE
PROPOSED ELEVATIONS SHEET 1

SCALE: A1
1:100

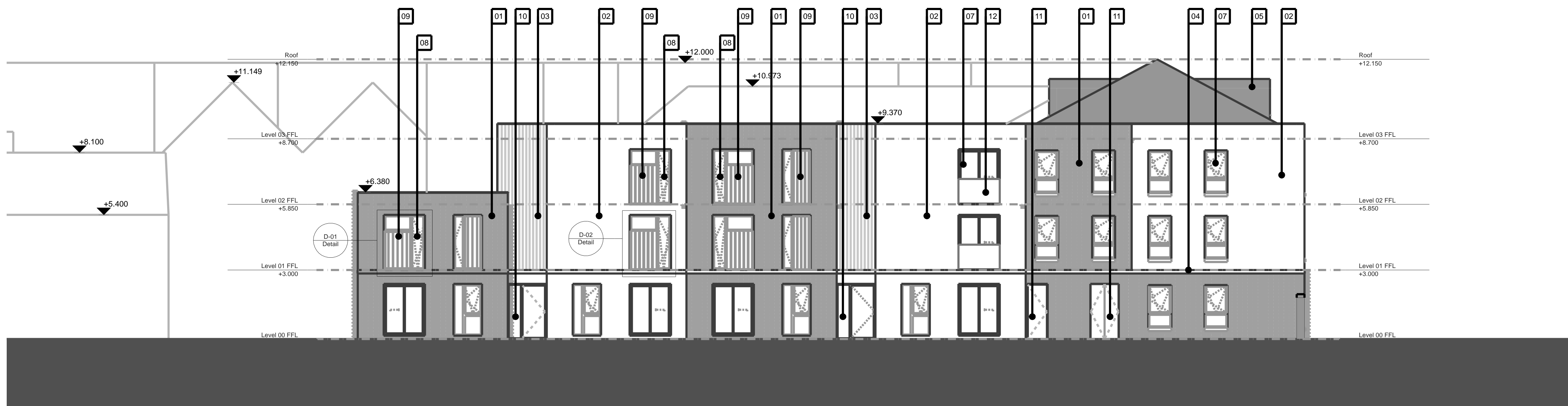
PROJECT NO. / DRAWING NO.
18036-A(GA)A0-300

REV
B



- MATERIALS KEY:
- 01 RED FACING BRICK
 - 02 RENDER CLADDING
 - 03 TIMBER CLADDING
 - 04 RECONSTITUTED STONE
 - 05 METAL STANDING SEAM CLADDING
 - 06 PAINTED METAL GATES
 - 07 CLEAR DOUBLE-GLAZED WINDOWS WITH PPC ALUMINIUM FRAMES
 - 08 OPAQUE GLAZED WINDOWS WITH PPC ALUMINIUM FRAMES
 - 09 LOUVRE PRIVACY SCREENS WITH OPAQUE GLAZED FINES
 - 10 GLAZED EXTERNAL DOOR WITH PPC ALUMINIUM FRAME
 - 11 PPC PAINTED METAL DOORS

01 PROPOSED ELEVATIONS SHEET 2 - SOUTH-EAST



02 PROPOSED ELEVATIONS SHEET 2 - NORTH-WEST

REV	DATE	REVISION	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
	21.05.2019	DI	GW

KEY PLAN

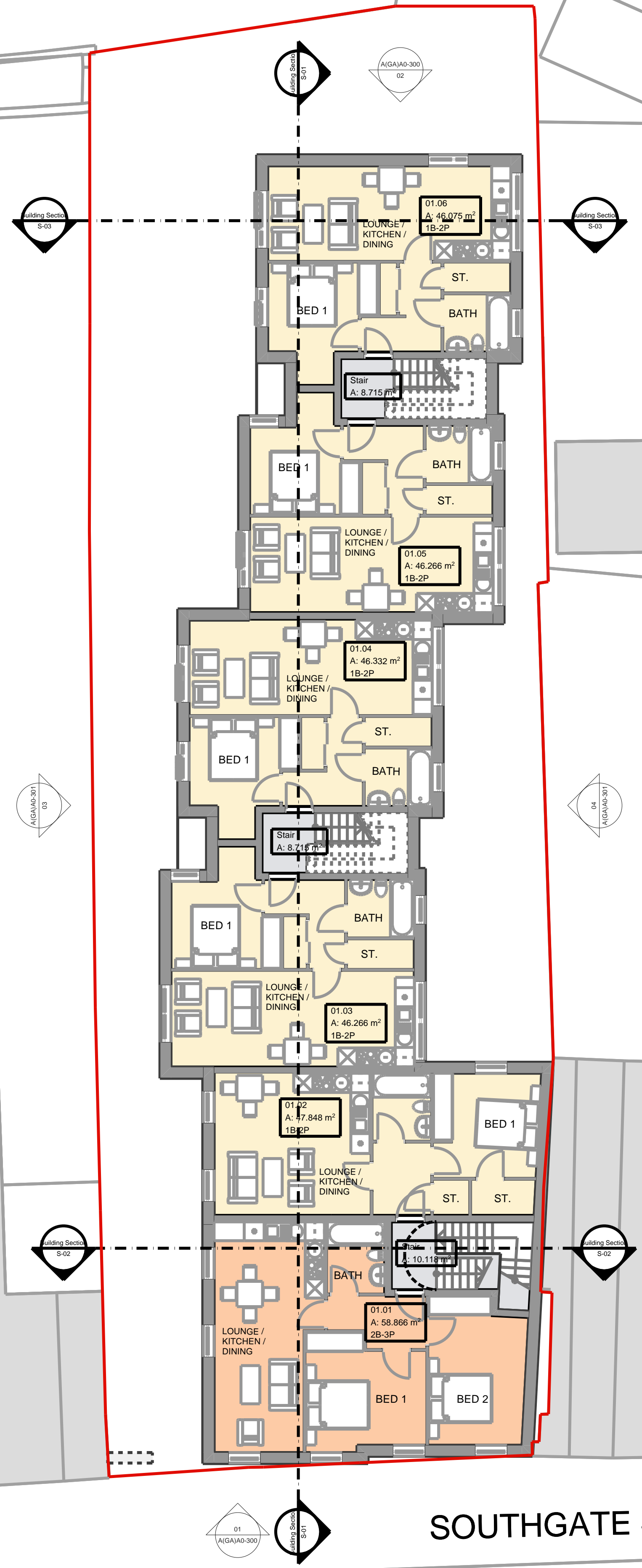


architects
Dyer
www.groupdyer.com

PROJECT EMAIL ADDRESS: -
PROJECT: Southgate Street Gloucester
TITLE: PROPOSED ELEVATIONS SHEET 2
SCALE: A1
1:100
PROJECT NO: 18036-A(GA)A0-301
DRAWING NO: B

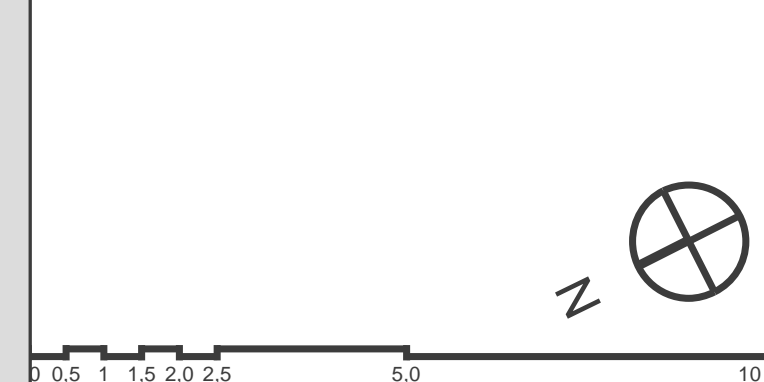
- Application site boundary
- 1 bed / 1 person studio
- 1 bed / 2 person flat
- 1 bed / 2 person M4(2) accessible flat
- 1 bed / 2 person M4(2) accessible social housing flat
- 2 bed / 4 person flat

ALBION STREET



SOUTHGATE STREET

REV	DATE	REASON	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
-	21.05.2019	DI	GW



architects
Dyer
www.grouppdyer.com

PROJECT EMAIL ADDRESS: -
PROJECT: Southgate Street Gloucester
TITLE: PROPOSED FIRST FLOOR PLAN
SCALE: B-A1
1:100
PROJECT NO: 18036-A(GA)A0-101
DRAWING NO: B

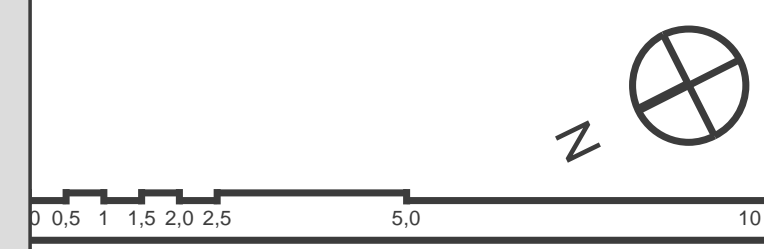
- Application site boundary
- 1 bed / 1 person studio
- 1 bed / 2 person flat
- 1 bed / 2 person M4(2) accessible flat
- 1 bed / 2 person M4(2) accessible social housing flat
- 2 bed / 4 person flat

ALBION STREET



REV	DATE	DESIGN	CHECK
C	17.04.2023	GW	CH
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
-	21.05.2019	DI	GW

KEY PLAN



architects
Dyer

PROJECT EMAIL ADDRESS

PROJECT
Southgate Street Gloucester

TITLE
PROPOSED GROUND FLOOR PLAN

PROJECT NO. / DRAWING NO.
18036-A(GA)A0-100

SCALE: 1:100
REV: C

SOUTHGATE STREET

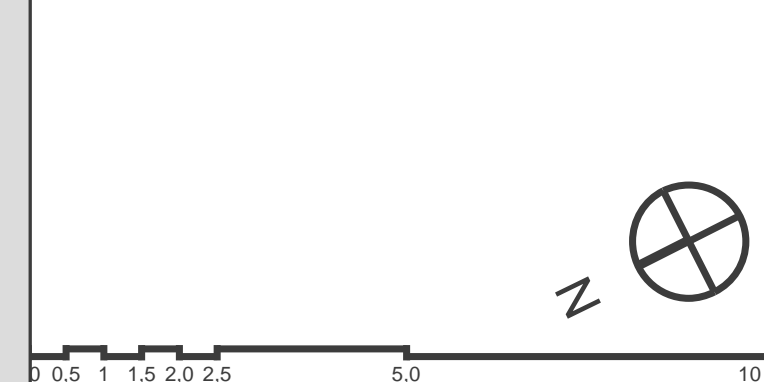
- Application site boundary
- 1 bed / 1 person studio
- 1 bed / 2 person flat
- 1 bed / 2 person M4(2) accessible flat
- 1 bed / 2 person M4(2) accessible social housing flat
- 2 bed / 4 person flat

ALBION STREET



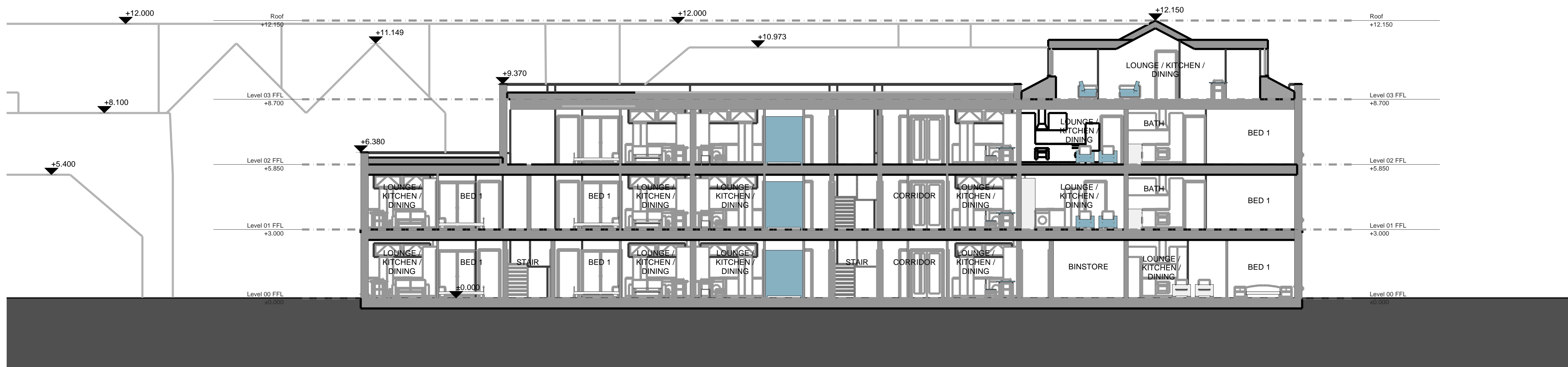
SOUTHGATE STREET

REV	DATE	REASON	DRAWN	CHECK
B	04.01.2023	GW	CH	
A	17.09.2019	GW	TH	
-	21.05.2019	DI	GW	

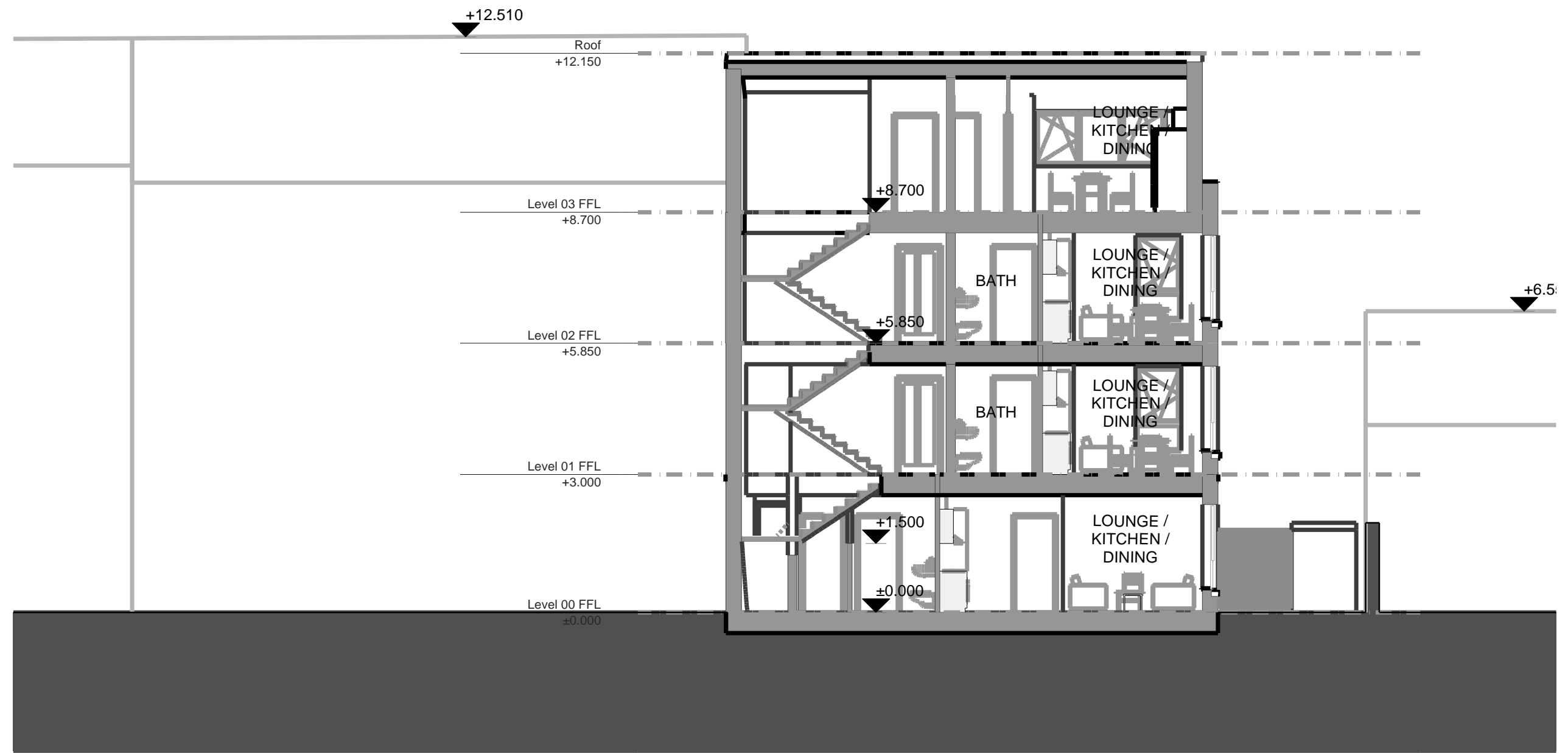


architects
Dyer
www.groupdyer.com

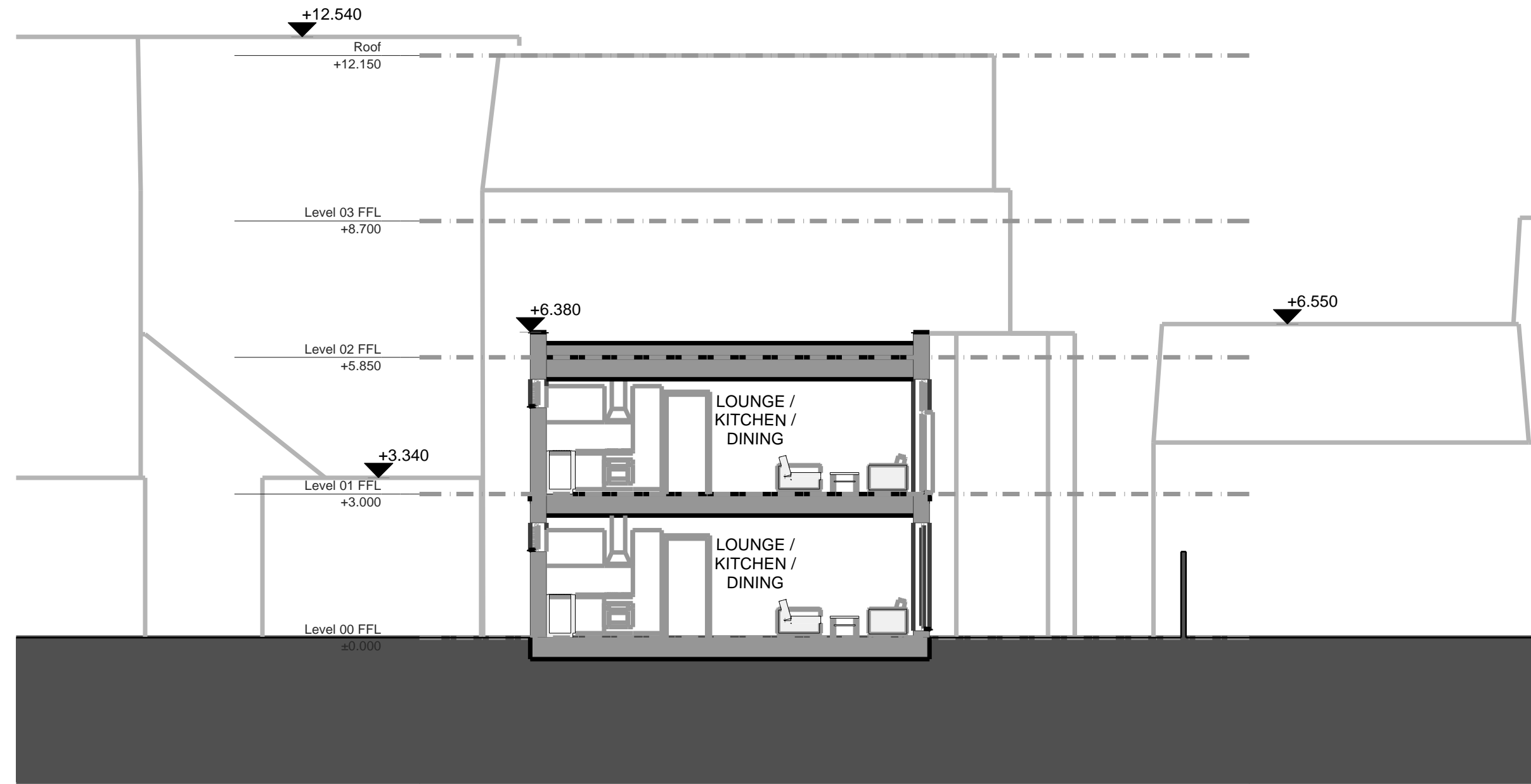
PROJECT EMAIL ADDRESS: -
PROJECT: Southgate Street Gloucester
FILE: PROPOSED SECOND FLOOR PLAN
SCALE: A1
1:100
PROJECT NO.: 18036-A(GA)A0-102
DRAWING NO.: B



01 PROPOSED SECTIONS - S1



02 PROPOSED SECTIONS - S2



03 PROPOSED SECTIONS - S3

REV	DATE	REVISION	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
-	21.05.2019	DI	GW



architects
Dyer
www.groupdyer.com

PROJECT EMAIL ADDRESS: -
PROJECT: Southgate Street Gloucester
TITLE: PROPOSED SECTIONS
SCALE: A1
1:100
PROJECT NO: 18036-A(GA)A0-200
DRAWING NO: B

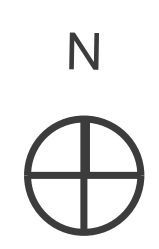
Application site boundary

Site demolitions



REV	DATE	REVISION	DESIGNER
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
-	21.05.2019	DI	GW

KEY PLAN



architects
Dyer
www.groupdyer.com

PROJECT EMAIL ADDRESS

PROJECT
Southgate Street Gloucester

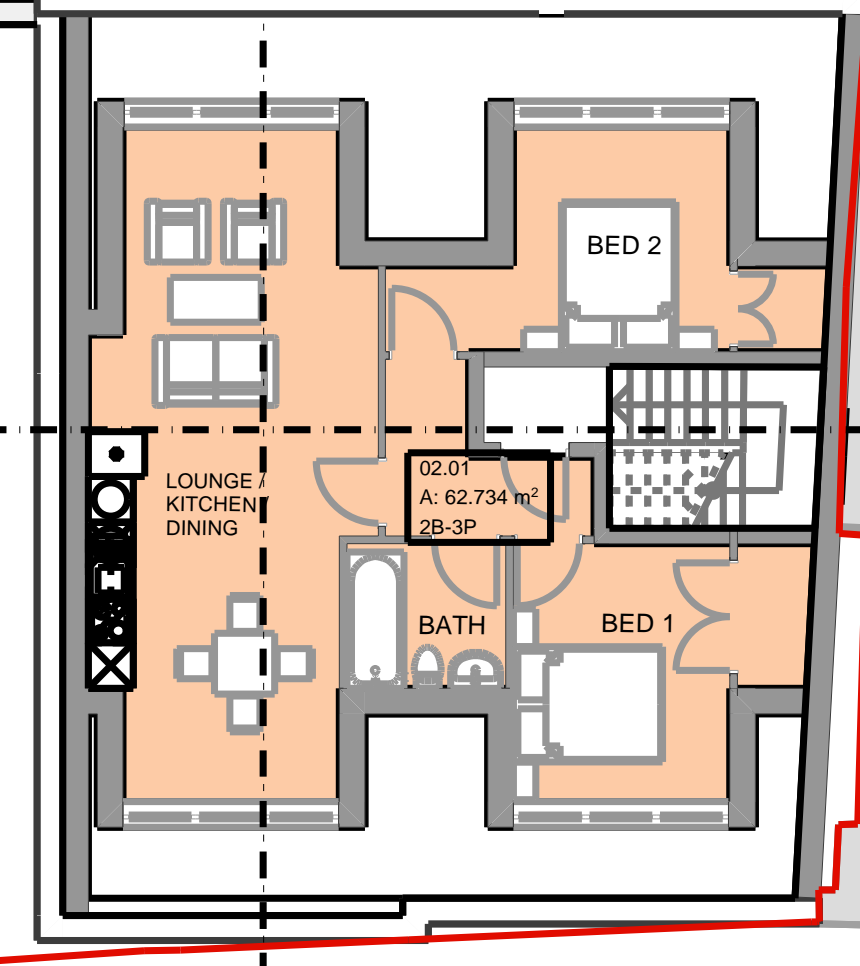
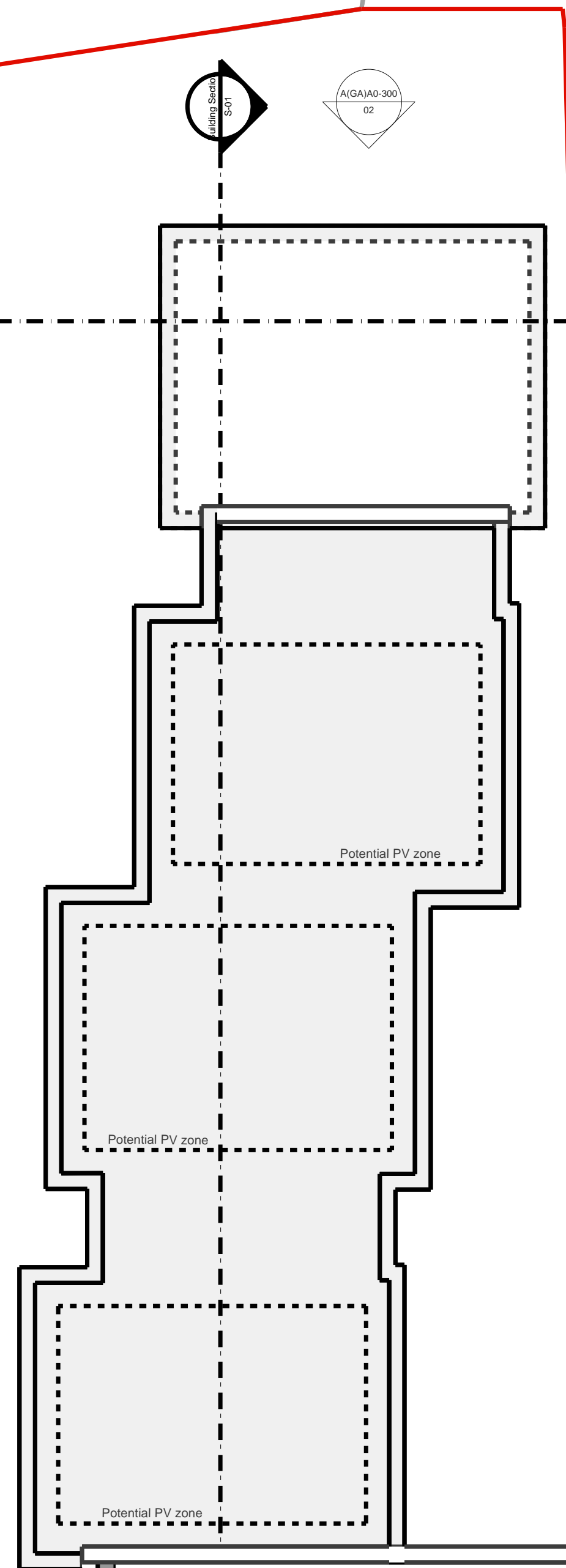
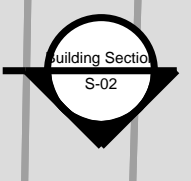
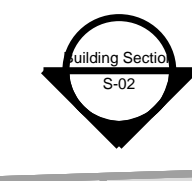
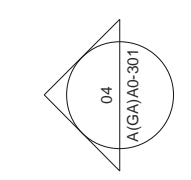
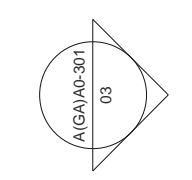
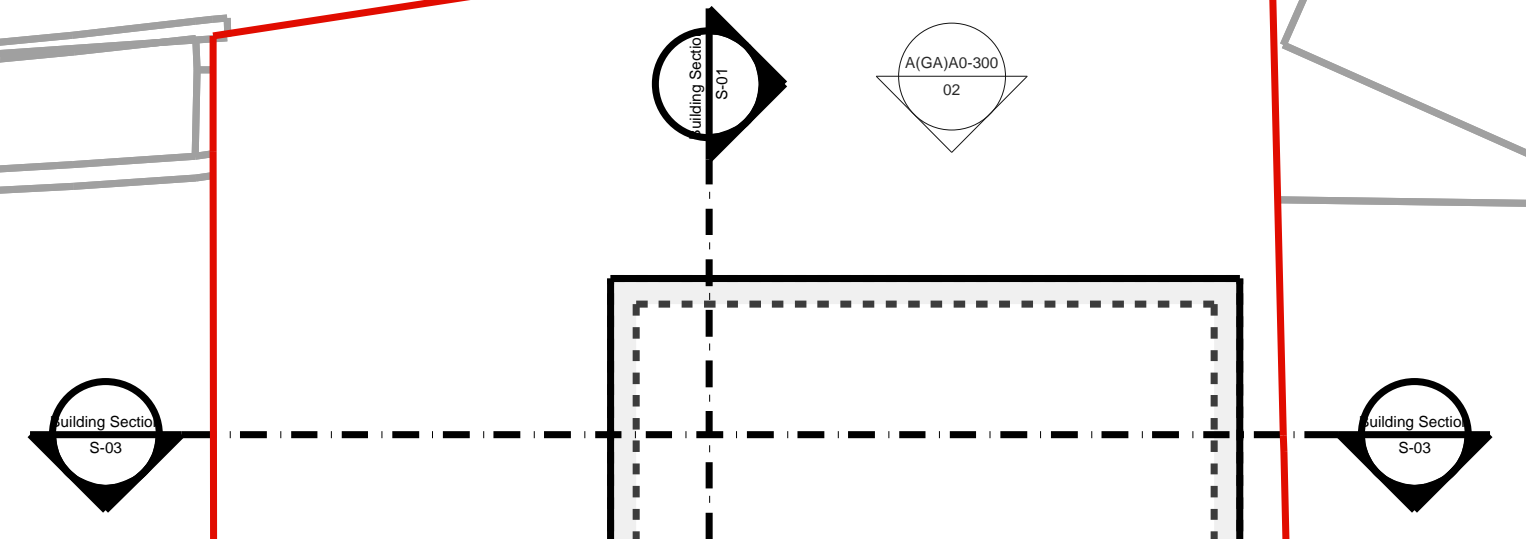
TITLE
PROPOSED SITE PLAN

PROJECT NO. / DRAWING NO.
18036-A(GA)S0-003

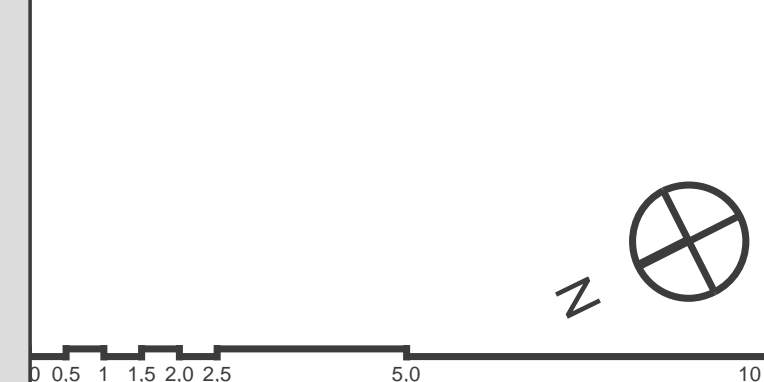
SCALE: AS SHOWN
1:200
REV
B

- Application site boundary
- 1 bed / 1 person studio
- 1 bed / 2 person flat
- 1 bed / 2 person M4(2) accessible flat
- 1 bed / 2 person M4(2) accessible social housing flat
- 2 bed / 4 person flat

ALBION STREET



REV	DATE	REVISION	CHECK
B	04.01.2023	GW	CH
A	17.09.2019	GW	TH
F	21.05.2019	DI	GW



architects
Dyer

PROJECT EMAIL ADDRESS: -
PROJECT: Southgate Street Gloucester
TITLE: PROPOSED THIRD FLOOR PLAN
SCALE: AS SHOWN
1:100
PROJECT NO.: 18036-A(GA)A0-103
DRAWING NO.: B

SOUTHGATE STREET