



**Castle House, Sodbury Road, Wickwar, Gloucestershire, GL12 8NR**

**Guide Price £1,500,000**

Hollis Morgan - A Freehold DETACHED FORMER CARE HOME set on a LARGE PLOT with PLANNING GRANTED to convert into a stylish scheme of 9 RESIDENTIAL UNITS with a GDV of £3.125M



# Castle House, Sodbury Road, Wickwar, Gloucestershire, GL12 8NR

## ADDRESS

Castle House, Sodbury Road, Wickwar, Wotton-Under-Edge, Gloucestershire, GL12 8NR

## THE PROPERTY

Castle House is a stunning Grade II listed Freehold detached property comprising over 11,000 Sq Ft of accommodation with the original section at the front arranged over 3 floors plus a large two storey modern extension to the rear arranged in a courtyard style.

It has previously been occupied by a care home provider but is now sold with vacant possession upon completion ( currently occupied by guardians )

Outside are communal garden and ample parking.

## LOCATION

Castle Mews is located in Wickwar, enjoying a peaceful village location near to the Cotswolds and commutable to Bristol, Bath and Gloucester. Junction 14 of the M5 for Gloucester and Bristol lies approximately five miles from Wickwar and the A46 for Bath is accessible in under 15 minutes. Yate railway station, located 15 minutes' drive from Tyndale Reach, operates direct services to Gloucester and Weymouth. For domestic and international flights, Bristol Airport is situated around 30 miles to the south. The location benefits from a range of local amenities including a supermarket and a selection of local shops and eateries which can be found along the High Street in Wickwar. Wotton-under-Edge, four miles away, provides a broader choice of shopping, restaurants and traditional pubs, in addition to an independent cinema and an outdoor swimming pool.

Families will find Alexander Hosea Primary School less than a five-minute car journey from Tyndale Reach and Katharine Lady Berkeley's School for secondary-age students is around 10 minutes away by car. Further education can be obtained at South Gloucestershire and Stroud College, which has several campuses, all within easy reach of the development. For those wishing to pursue higher education, the universities of Bristol and Bath are within a commutable distance from the village.

## THE OPPORTUNITY

### RESIDENTIAL DEVELOPMENT - PLANNING GRANTED

Planning and Listed Building consent has been granted to convert this stunning property into 9 residential units with a GDV of £3.125m

Please refer to online legal pack for Hi Res PDF of the proposed scheme.

### GDV

Please refer to the GDV appraisal ( located in the online legal pack ) prepared by the Hollis Morgan New Homes team.

For further details please contact Calum Melhuish - 0117 973 6565

## PROPOSED SCHEDULE

### UNIT 1

Ground Floor Apartment  
3 Bedroom ( 1,851 Sq Ft )  
Parking & Garden  
Resale Value £399,500

### UNIT 2

First Floor Apartment  
3 Bedroom (1,507 Sq Ft )  
Parking  
Resale Value £360,000

### UNIT 3

Second Floor Apartment  
2 Bedroom (861 Sq FT )  
Parking  
Resale Value £325,000

### UNIT 4

House over 2 Floors  
3 Bedroom ( 1,485 Sq Ft )  
Parking & Garden  
Resale Value £360,000

### UNIT 5

House over 2 Floors  
4 Bedroom ( 1,507 Sq FT )  
Parking & Garden  
Resale Value £380,000

### UNIT 6

House over 2 Floors  
3 Bedrooms ( 1,206 Sq FT )  
Parking & Garden  
Resale Value £325,000

### UNIT 7

House over 2 Floors  
3 Bedrooms ( 1,292 Sq FT )  
Parking & Garden  
Resale Value £325,000

### UNIT 8

House over 2 Floors  
3 Bedrooms ( 1,033 Sq FT )  
Parking & Garden  
Resale Value £320,000

### UNIT 9

House over 2 Floors  
3 Bedrooms ( 1,076 Sq FT )  
Parking & Garden  
Resale Value £335,000

## PLANNING GRANTED

TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

APP REF: P19/13059/F

DATE VALID: 30th September 2019

DECISION DATE: 11th February 2020

PARISH: Wickwar Parish Council

NOTICE OF DECISION South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: P19/13059/F

DESCRIPTION OF DEVELOPMENT: Conversion of former care home to form 9no residential units, with car parking, bin and bike storage, and associated works.

## LISTED BUILDING CONSENT

APP REF: P19/13060/LB

# Castle House, Sodbury Road, Wickwar, Gloucestershire, GL12 8NR

DATE VALID: 30th September 2019

DECISION DATE: 11th February 2020 PARISH: Wickwar  
Parish Council

PLANNING (LISTED BUILDINGS AND CONSERVATION  
AREAS) ACT 1990 LISTED BUILDING CONSENT

NOTICE OF DECISION South Gloucestershire Council in  
pursuance of powers under the above mentioned Act hereby  
PERMIT:

APPLICATION NO: P19/13060/LB

DESCRIPTION OF DEVELOPMENT: Internal and external  
alterations to facilitate conversion of former care home to form  
9no residential units.

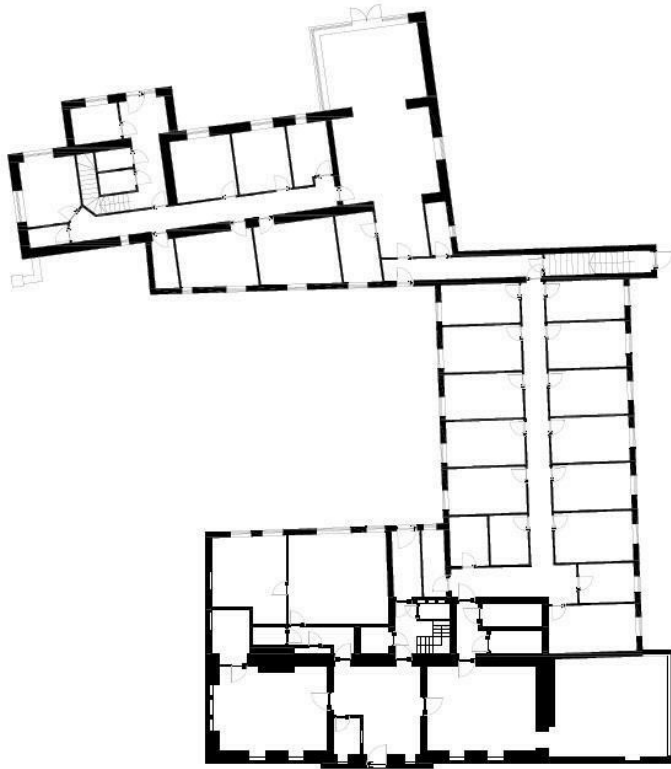
## PLANNING INFORMATION

Full details of the proposed scheme and drawings can be  
downloaded with the online legal pack.

## PROPERTY DETAILS DISCLAIMER

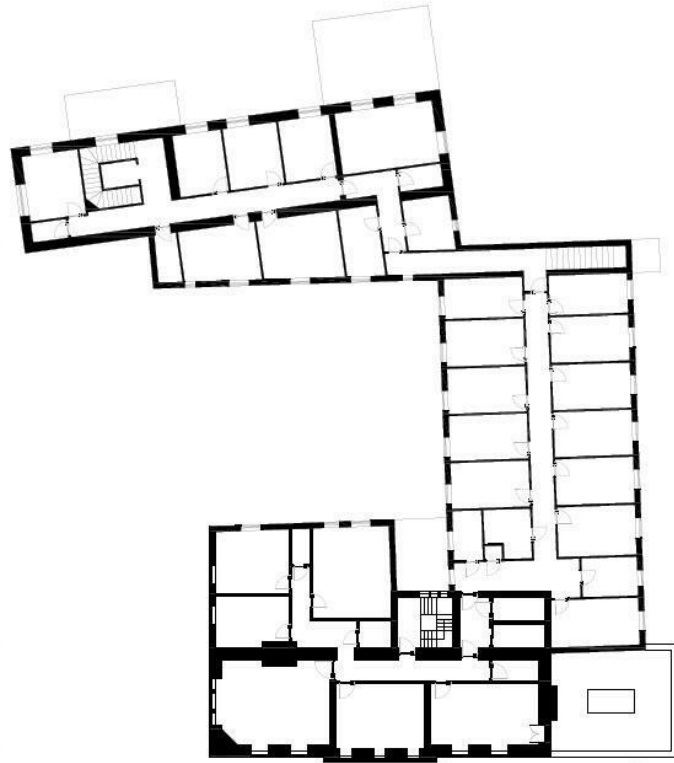
Hollis Morgan endeavour to make our sales details clear,  
accurate and reliable in line with the Consumer Protection from  
Unfair Trading Regulations 2008 but they should not be relied  
on as statements or representations of fact and they do not  
constitute any part of an offer or contract. All Hollis Morgan  
references to planning, tenants, boundaries, potential  
development, tenure etc is to be superseded by the information  
contained in the legal pack. It should not be assumed that this  
property has all the necessary Planning, Building Regulation or  
other consents. Any services, appliances and heating  
system(s) listed have not been checked or tested. Please note  
that in some instances the photographs may have been taken  
using a wide angle lens. The seller does not make any  
representation or give any warranty in relation to the property  
and we have no authority to do so on behalf of the seller.



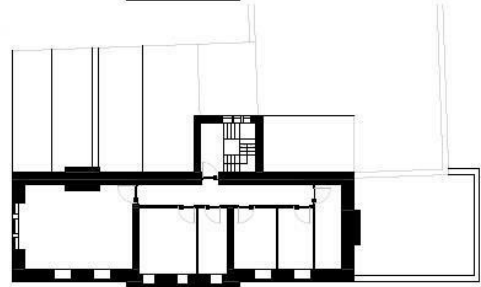


Ground Floor Plan  
Scale: 1:100

SCALE: (m)



First Floor Plan  
Scale: 1:100



Second Floor Plan  
Scale: 1:100

EXISTING ACCOMODATION



Dexter Building Design Ltd  
Unit 5, Victoria Grove  
Bristol, BS2 4AN  
Tel: 0117 244 4444  
E: Enquiries@dexterdesign.co.uk  
www.dexterdesign.co.uk

Proposed conversion to provide  
9 No residential units  
Castle House, Wickwar,  
GL12 8NR

This drawing is for planning purposes only.  
It is not intended to be used for construction.  
It is not intended to be used for construction.  
It is not intended to be used for construction.

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

Drawn (mm)

Scale: 1:100 (1:100 scale in metric)

Project No.

Client File

Drawn

Checked

Date

Scale

1:100 (1:100 scale in metric)

Existing Layout

A100

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92-95%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(48-54%) E			
(39-47%) F			
(31-38%) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-95%) A			
(81-91%) B			
(69-80%) C			
(55-68%) D			
(48-54%) E			
(39-47%) F			
(31-38%) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ