

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

# Land Adjacent to The Pilot Inn

Sellars Rd, Hardwicke, Gloucester, GL2 4QD



## Key Highlights

Indicative Plan

- Site area of 1.222 acres (0.495 ha)
- Vacant scrub land surplus to pub requirements
- Opportunity for various uses (STP)
- Freehold unconditional and conditional offers invited (STP)

SAVILLS SOUTHAMPTON  
Mountbatten House  
Grosvenor Square  
Southampton SO15 2BZ

**023 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**



## Location

The Pilot Inn is a 2.35 acre (0.951 ha) pub site in the Hardwicke suburb of Gloucester adjacent to Sharpness Canal and the Sellars Swing Bridge. The property is well-positioned near various amenities and attractions.

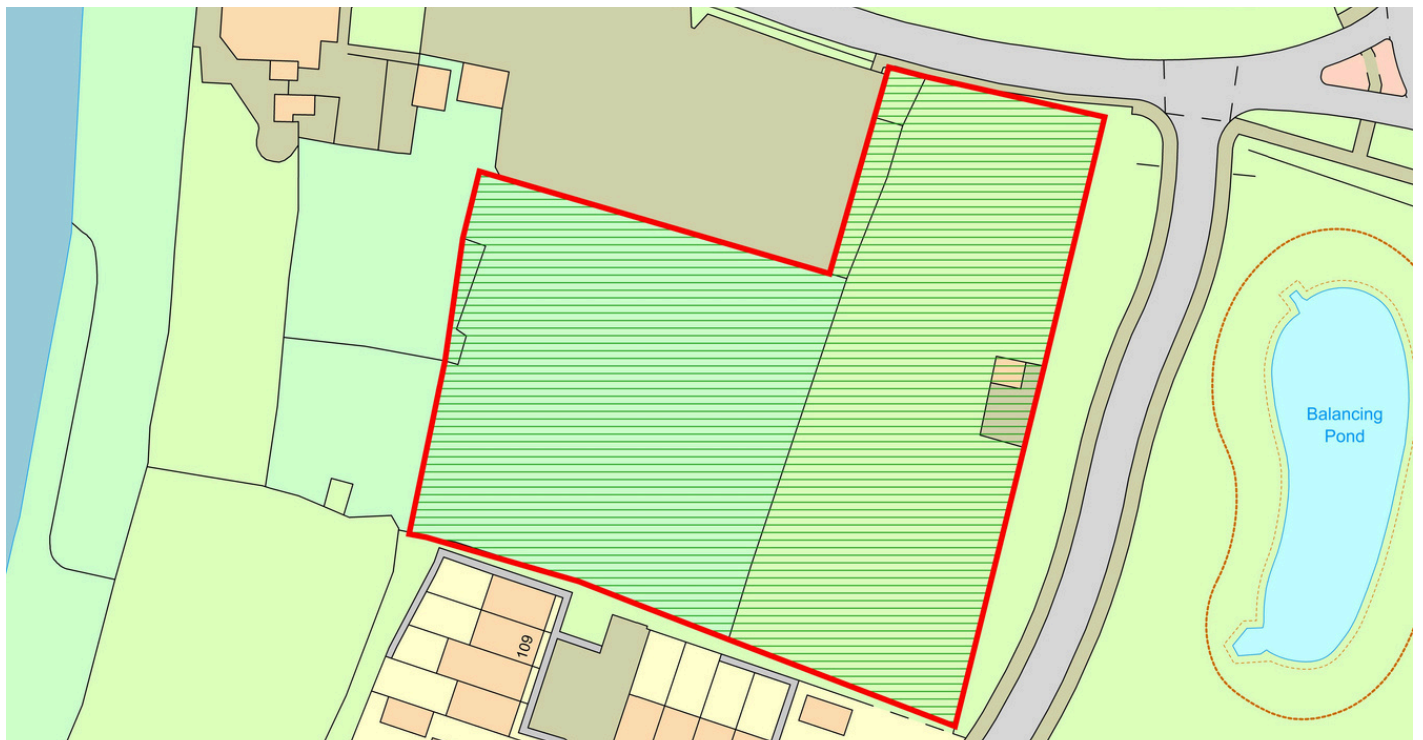
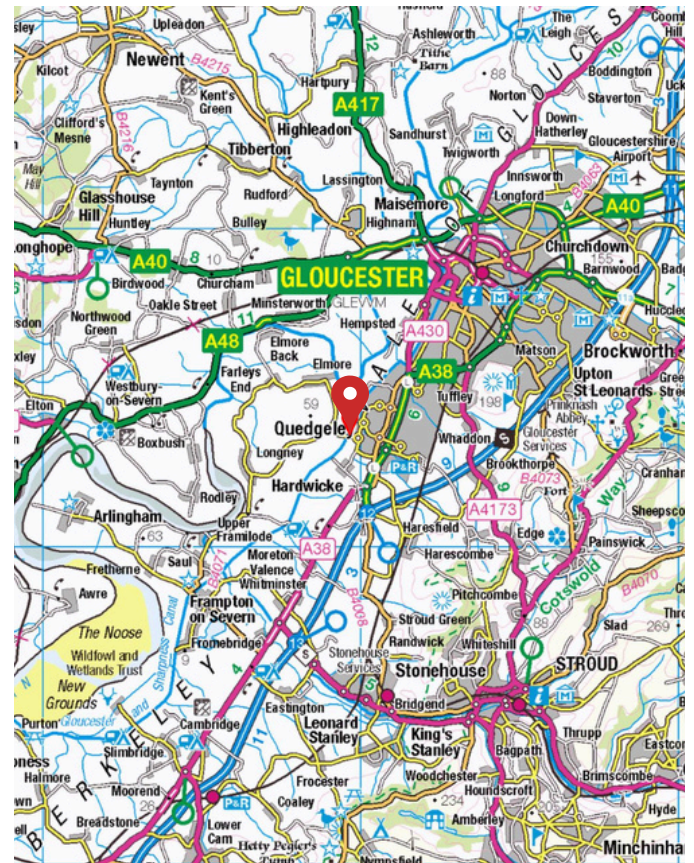
Hardwicke is primarily a residential area, with the Pilot Inn being a notable local landmark. The nearby Gloucester and Sharpness Canal offers opportunities for leisurely walks and boat trips, attracting visitors to the area. The surrounding area provides good connectivity, with the A38 road offering access to Gloucester city centre and the M5 motorway for broader regional travel.

## Description

The subject site consists of 1.222 acres (0.495 ha) of surplus 'srcub' land which is surplus to the pubs trading requirements. The land is mainly lawned with a flat topography and a low level hedging surrounding the perimeter of the site.

## Planning

The property is not adjacent to a Listed building nor does it sit within a conservation area. The site also falls into flood zone 1 (minimal risk of flooding). The site falls just outside of the settlement boundary but it falls within the Hardwicke Neighbourhood Plan Area. In our opinion therefore the land would make a logical promotion site. All parties must satisfy their own enquiries.



Site boundary for indicative purposes only

SAVILLS SOUTHAMPTON  
Mountbatten House  
Grosvenor Square  
Southampton SO15 2BZ

**023 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**





### Tenure

Freehold subject to vacant possession.

### Price

Offers are invited on an unconditional and conditional basis.

### Local Authority

Gloucester City Council. [www.gloucester.gov.uk](http://www.gloucester.gov.uk)

### Services

Purchaser to make their own enquiries.

### VAT

VAT may be applicable at the prevailing rate.

### Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

### AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

### CONTACTS

For further information please contact:

**Adam Bullas MRICS**  
**Director**

+44 (0) 7812 965395  
[abullas@savills.com](mailto:abullas@savills.com)

**Harry Heffer**  
**Graduate Surveyor**

+44 (0) 7929 085103  
[Harry.heffer@savills.com](mailto:Harry.heffer@savills.com)

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | July 2024

