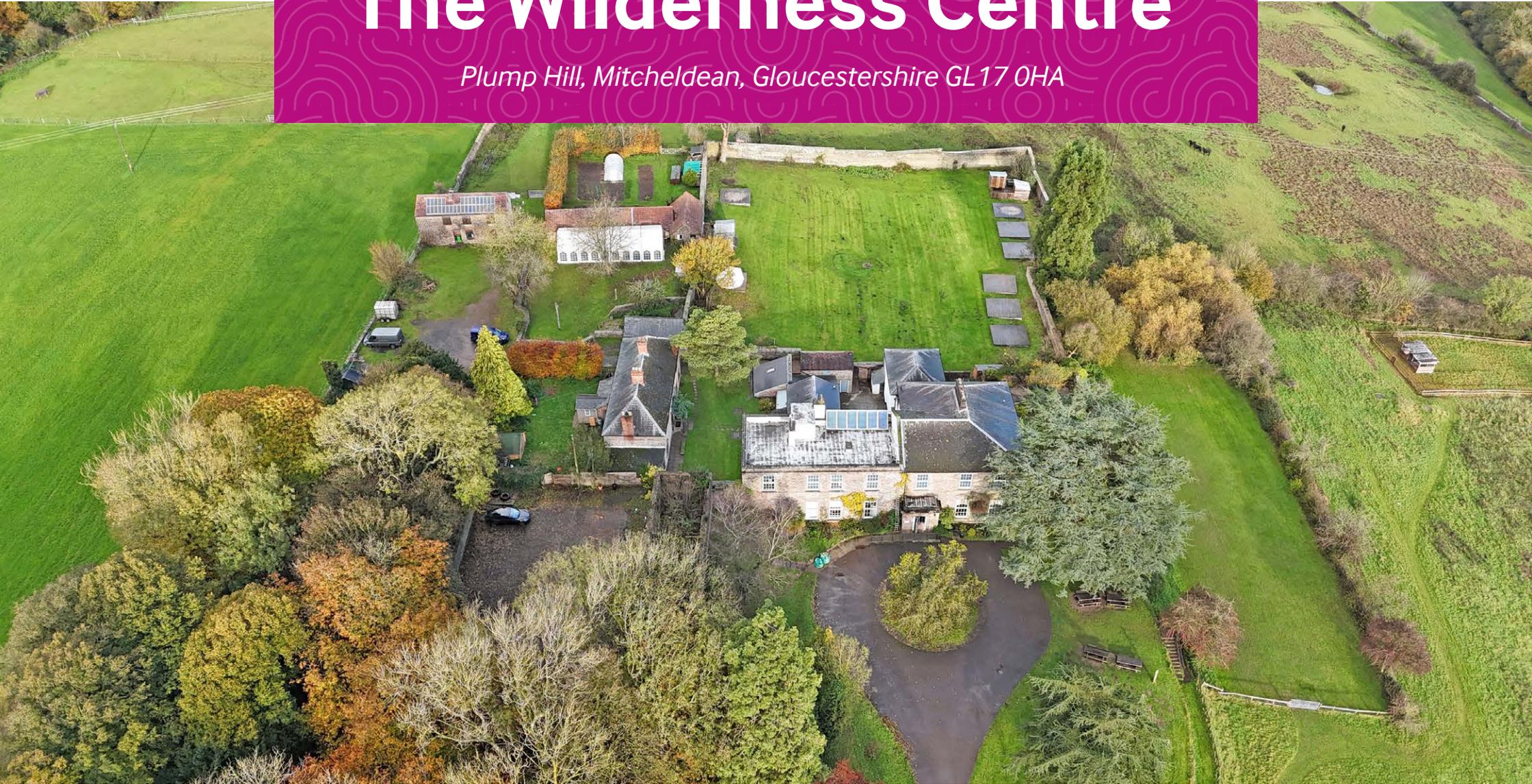


FREEHOLD EDUCATIONAL PROPERTY FOR SALE

# The Wilderness Centre

*Plump Hill, Mitcheldean, Gloucestershire GL17 0HA*



SUITABLE FOR A VARIETY OF ALTERNATIVE USES, SUBJECT TO NECESSARY CONSENTS

Christie & Co are delighted to offer for sale this exciting and rare opportunity to acquire an extensive site located in the South West of England.

ASKING PRICE OF £1.5M TO INCLUDE ALL BUILDINGS AND CIRCA 30 ACRES OF LAND.

The property and associated facilities are set within an accessible but secluded location surrounded by woodland, which gives educational providers, investors and developers a wide range of opportunities.





## KEY HIGHLIGHTS

Substantial educational asset set within  
31 acres of land.

Georgian country  
house (main building)  
Warden's house & various  
outbuildings.

Available with  
vacant possession.

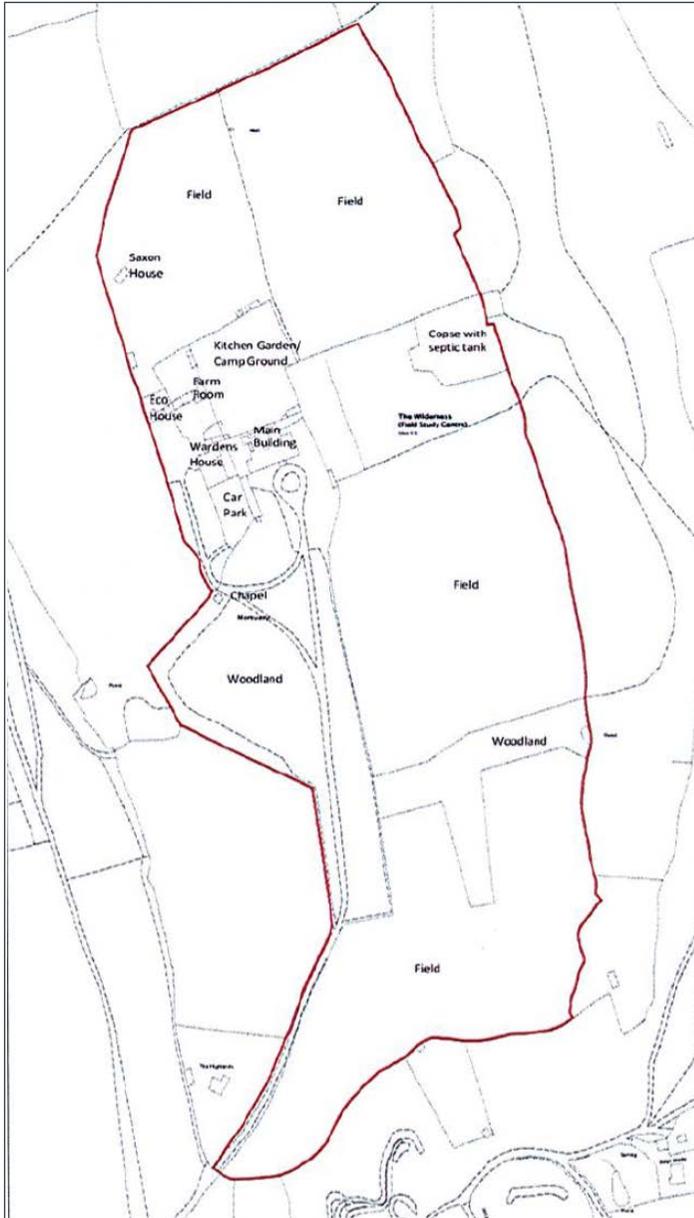
Accessible in sought  
after rural location.

Suitable for a wide  
range of educational  
uses including special  
educational needs (SEN)

May be suitable for  
alternative uses – Subject  
to planning.

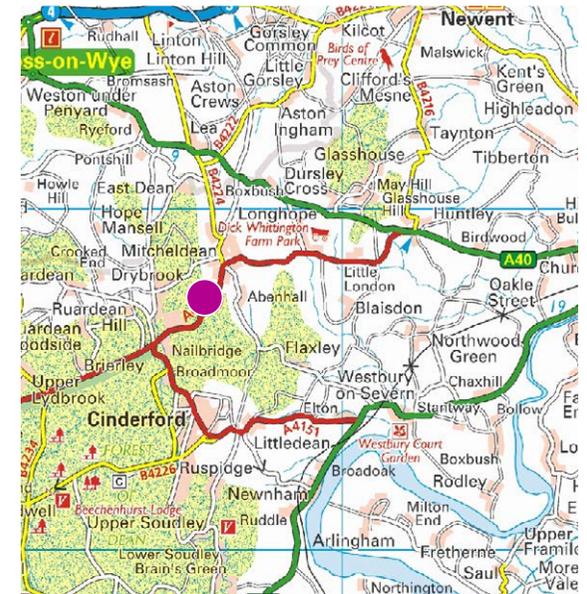
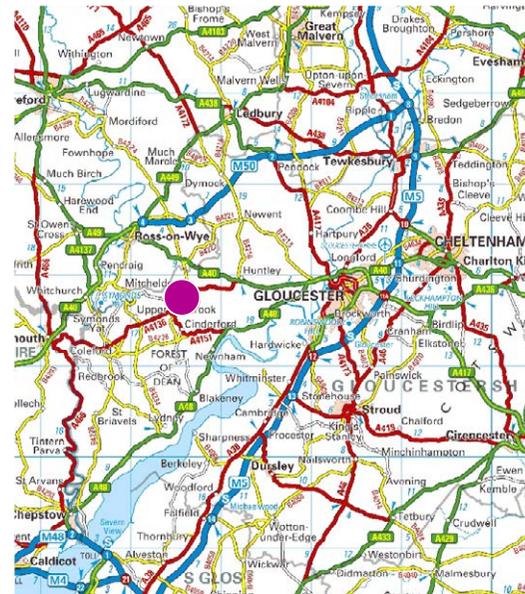
EPC rating information  
is available and can be  
provided upon request.

## SITUATION & LOCATION



The Wilderness Centre is located in a rural position to the north of Plump Hill, alongside the A4136 Mitcheldean to Monmouth Road in the Forest of Dean. Bristol is approximately 30 miles from this setting with Gloucester being 15 miles to the east; Monmouth in Wales is eleven miles to the west and Ross-on-Wye in south Herefordshire and the M50 are six miles to the north. The Forest of Dean ("the Forest") is a heavily wooded (42 square miles), upland area in south-west Gloucestershire.

The property occupies a roughly rectangular shaped site of approximately 31 acres of land. The main building in the centre of the site comprises a walled kitchen garden with raised platforms for bell tents and timber framed shower blocks. A tarmac drive leads from the road entrance through a wooded area to the front of the main building. About halfway along the drive, a spur leads past a building known as 'The Chapel' to a car park and the Warden's Cottage. The main part of the site with various buildings and associated woodland is 11.29 acres. The rest of the site is approximately 20.66 acres and consists of a number of fields. The fields are mainly in permanent pasture with two copses in the middle.



## WARDEN'S HOUSE

The Warden's House is located to the western rear of the Main Building. The ground floor is used mainly for administration by the outdoor centre business. On the first floor there are three bedrooms which are used by the Warden's family.

## GROUND FLOOR

Entrance hall, admin office, storeroom, staff room, kitchenette, Rear entrance, female shower room & WC, male WC and two bedrooms.

**FIRST FLOOR** – Three bedrooms, living room, bathroom, kitchen & pantry.



### THE FARM ROOM / MAINTENANCE WORKSHOP

The Farm Room / Maintenance Workshop is a detached converted outbuilding. The Farm room has a common room and adjacent kitchen. The workshop consists of a single workshop/storeroom.

### THE ECO HOUSE

The Eco House is a detached building which has been partly converted into a house. Internally the building is shell with three rooms on the ground floor and three rooms on the first floor.

### THE GARAGE

The Garage is a detached single storey building.

### THE SAXON HOUSE

The Saxon House is located in a field around 80 metres from the Eco House, it is a detached property. We were unable to inspect this property internally but based on the floorplans provided the GIA is understood to be 38.1sqm (410 sqft).

### THE CHAPEL

The Chapel is a detached building. We were unable to inspect this property internally but based on the floorplans provided the GIA is understood to be 16.76 sqm (180 sqft).

In addition, there are several former stone outbuildings on the site which may have scope for development.



# FLOOR PLAN



## VIEWING & CONTACT

Viewings are strictly by prior appointment only. Under no circumstances should interested parties (including their employees, agents and advisers) contact our client, or any of their respective directors or employees, or the management of the individual properties, regarding this opportunity.

All communications in respect of this opportunity should be directed to Rachel Godwin at Christie & Co. For further information please contact:



**Rachel Godwin**

**Business Agent – Childcare & Education**

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E [rachel.godwin@christie.com](mailto:rachel.godwin@christie.com)

### CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. November 2023.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

