

FOR SALE – RESIDENTIAL DEVELOPMENT POTENTIAL (STP)

Minchinhampton Doctors Surgery, Bell Lane, Minchinhampton, Stroud, GL6 9JF

Existing surgery premises with potential for alternative uses or re-development. Site Area - 0.21 Acres (0.08ha).



Surgery Building for Alternative Uses

The Surgery, Bell Lane, Minchinhampton, Stroud, GL6 9JF



OVERVIEW

On behalf of Minchinhampton Surgery, Bruton Knowles have been instructed to market For Sale the existing doctors surgery premises. The surgery is no longer considered fit for purpose and is to re-locate to a purpose built medical centre along the Cirencester Road, which is currently under construction. It is envisaged that the building may have scope for alternative uses or for re-development of the site (subject to planning).

- **Site Area of approximately. 0.21 acres (0.08 ha)**
- **For Sale by Informal Tender.**
- **Offers to be received by Noon on 26th September 2024.**

LOCATION

The property is located in the Cotswold Market town of Minchinhampton, in the Stroud District of Gloucestershire. Minchinhampton is located in southern Gloucestershire and lies between the Golden Valley and the Nailsworth Valley. The site is located to the north of Minchinhampton, off School Road and Bell Lane which leads a short distance east to the high street (approximately 125m). To the north of the property is Minchinhampton School, to the north-east Holy Trinity Church, to the east residential dwellings and to the south and west is Cecily Court housing and the public library. Minchinhampton benefits from a range of amenities to include pubs, primary school, church, pharmacy, hairdressers, post office, tennis club, public houses and several independent shops.

DESCRIPTION

The site extends to approximately 0.21 acres and property comprises a single storey flat roofed building constructed in 1971. Internally the building extends to 3,562 sq.ft (331 sqm) and is currently operational as a doctor's surgery. The building benefits from a large number of windows to the external elevations and numerous lightwells to the central rooms. Externally the property benefits from 12 no. car parking spaces for staff and visitors to the rear of the main building. The area to the east of the building is currently overgrown with trees and vegetation having historically been used as a 'break-out area' for staff and patients. Pedestrian and vehicular access to the surgery is provided via School Road to the west of the site which is a no through road. The topography of the site is gently sloping. A mature hedge is located to the southern boundary adjoining the tarmac surfaced car park. Whilst currently occupied, the building is subject to some disrepair.

ACCOMMODATION

The property benefits from a Ground Floor Area of 3,562 sq.ft (331 sqm) on an IPMS 2 basis. Internal accommodation currently provides a large reception, waiting room, file storage racking, several WCs, offices, GP consulting and treatment rooms. Please see the internal layout floor plan on page 3.

PLANNING

The subject property is located within the jurisdiction of Stroud District Council. The property has been occupied as a GP Surgery since construction and its use is believed to fall within Class E of the Use Classes Order (formerly D1 Non-residential Institution).

In terms of planning policy, the site is located within the settlement boundary, outside of any flood zone, is within the Cotswold National Landscape and Minchinhampton Conservation Area.

PLANNING - PRE-APPLICATION ADVICE

A pre-application submission to Stroud District Council was undertaken in June 2024 and three design options were put forward for the sites potential re-development for residential housing. The Local Authority response confirms that *"the principle of residential development of this site can be supported"*. *"The demolition of the building is non-contentious"* and *"the proposal is unlikely to have a severe impact on the highway network given the existing use of the site"*.

Please see the information pack for a copy of the planning statement, three scheme layouts and Local Authority response. The property may also be suitable for refurbishment and conversion to alternative uses. Purchasers are advised to seek their own planning advice.

SERVICES

We are advised that the property benefits from all mains services to include mains electricity, sewerage, gas and water. The property is central heated by a wet fired boiler and has an alarm security system. We have not carried out any tests in this regard. Purchasers are advised to undertake their own investigations.

ENERGY PERFORMANCE

The property currently benefits from a DEC – Display Energy Certificate Rated C-67. Please see the Information Pack. An EPC has been commissioned and will be provided in due course.

BUSINESS RATES

The Valuation Office Agency Rateable Value is £8,400.

VAT

The property not been elected for VAT.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession on completion. The surgery is expected to vacate in late 2024. Each party is to bear their own legal costs (unless it is sold on a conditional basis).

METHOD OF SALE

The site is offered for sale by way of Informal Tender with Unconditional offers invited. Conditional offers 'subject to planning' may also be considered. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room and are to be submitted prior to **Noon on 26th September 2024** and received by william.matthews@brutonknowles.co.uk

GUIDE PRICE

£450,000

INFORMATION PACK

A 'Data Room' has been prepared that provides detailed information on the property. Access is provided upon request. Please email Lauren Gaunt: lauren.gaunt@brutonknowles.co.uk

VIEWINGS

Internal access is not currently permitted due to the operational nature of the doctors surgery. As such, interested parties are encouraged to review the pack of photographs and video tour. Interested parties may view externally at their convenience.

Video Tour – [Link](#)

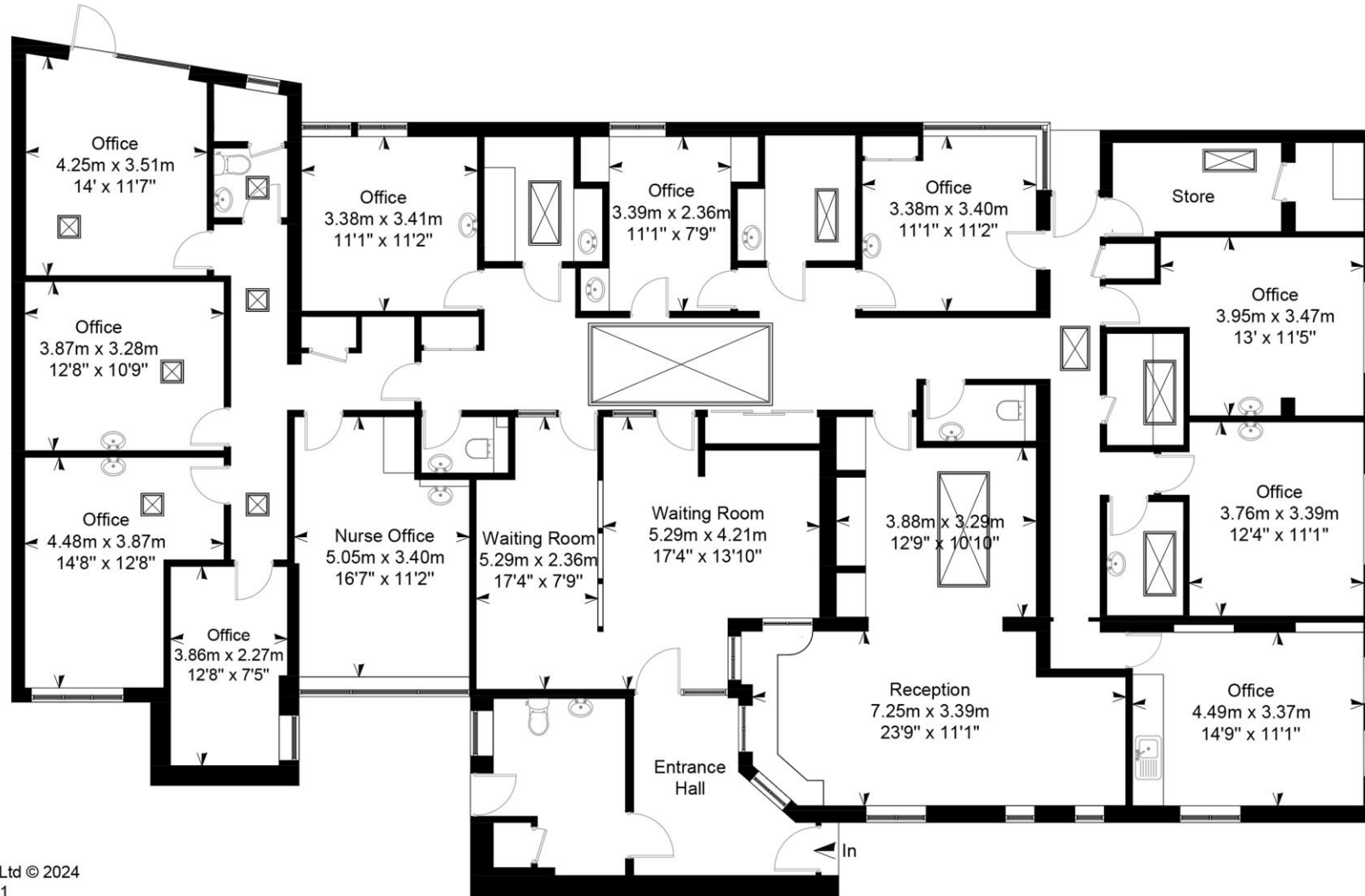
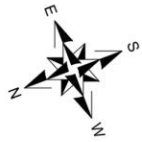
SUBJECT TO CONTRACT – AUGUST 2024

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Existing Floor Plans

Doctors Surgery, Bell Lane, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area
House 331 sq metres / 3562 sq feet



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07890 327 241
Job No SP3521

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Feasibility Layouts for Residential Development

Please see the Information Pack for a copy of the pre-planning application report and pre-application response received from Stroud District Council. Three architects' feasibility layouts have been produced and council feedback received on each proposal. These have been provided below for illustrative purposes.

Layout Option 1 – 2 No. Detached Dwelling Houses

A development of two 4-bedroom 2 storey dwelling houses with private driveway and parking to each plot. The plots with generous front and rear gardens.



Layout Option 2 – 5 No. Terraced & Semi-detached Houses

A development of two semi-detached dwelling houses and three terraced houses. The mix would comprise two 3-beds and three 2-bed, two storey houses with gardens.



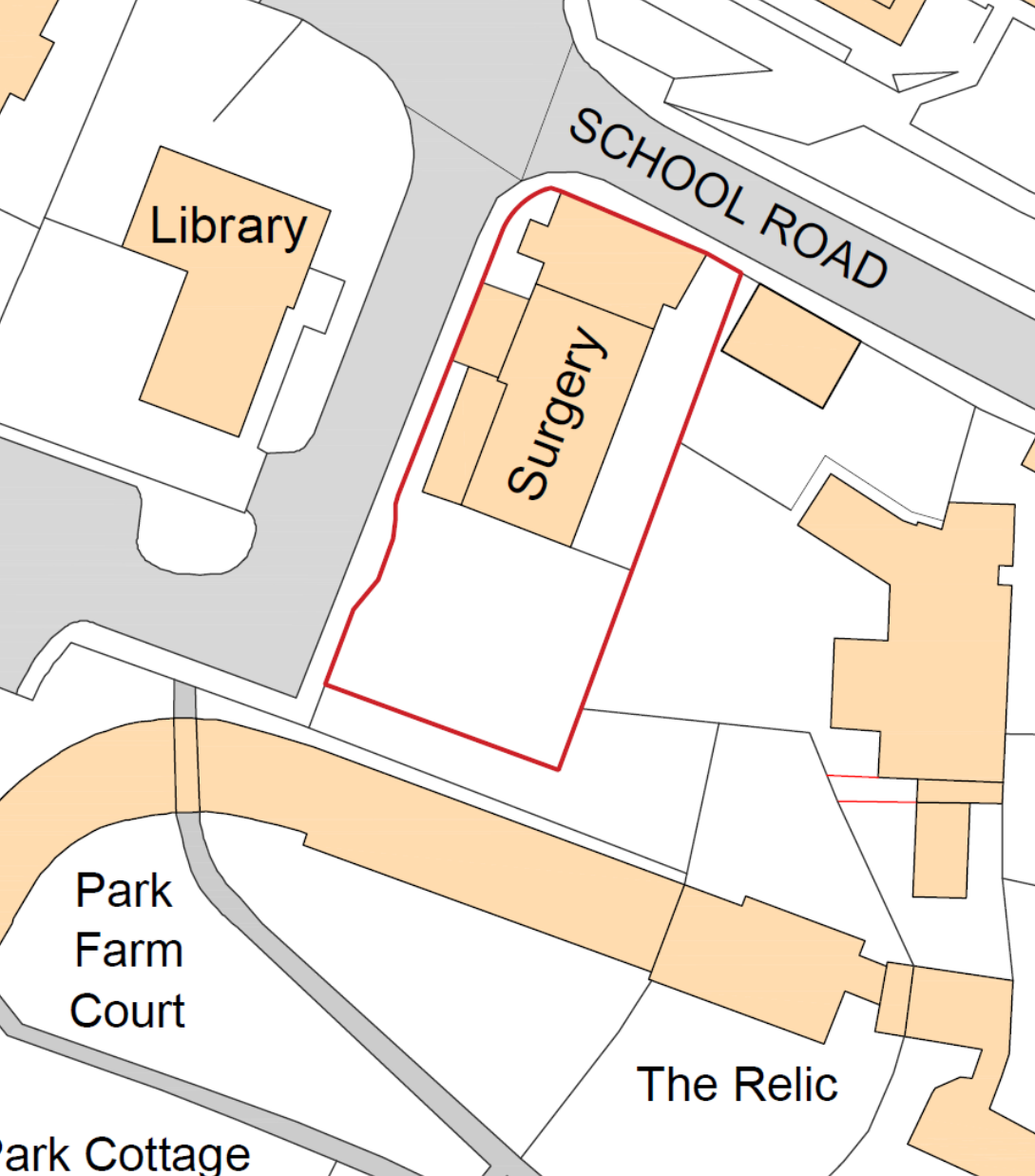
Layout Option 3 – 6 No. 1 & 2 Bedroom Apartments

A development of a two-storey apartment block, comprising four 1-bed and two 2-bed dwellings, with associated amenity space with 10 parking spaces.





For illustrative purposes only.



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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

