



1b Hanman Street, Gloucester GL1 4TG

£75,000

Murdock & Wasley Estate Agents are delighted to offer to the open market this substantial detached garage/outbuilding, presenting an exciting and increasingly rare opportunity for purchasers, investors and developers alike.

Occupying a convenient position within an established residential setting in a central location, the property offers a versatile space with considerable scope for a variety of future uses, subject to the necessary consents.

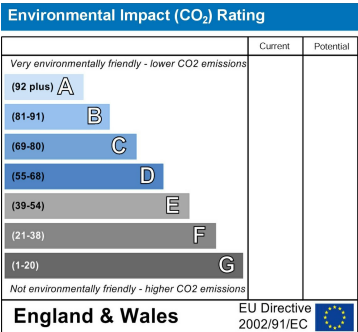
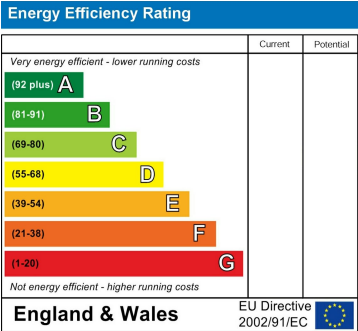
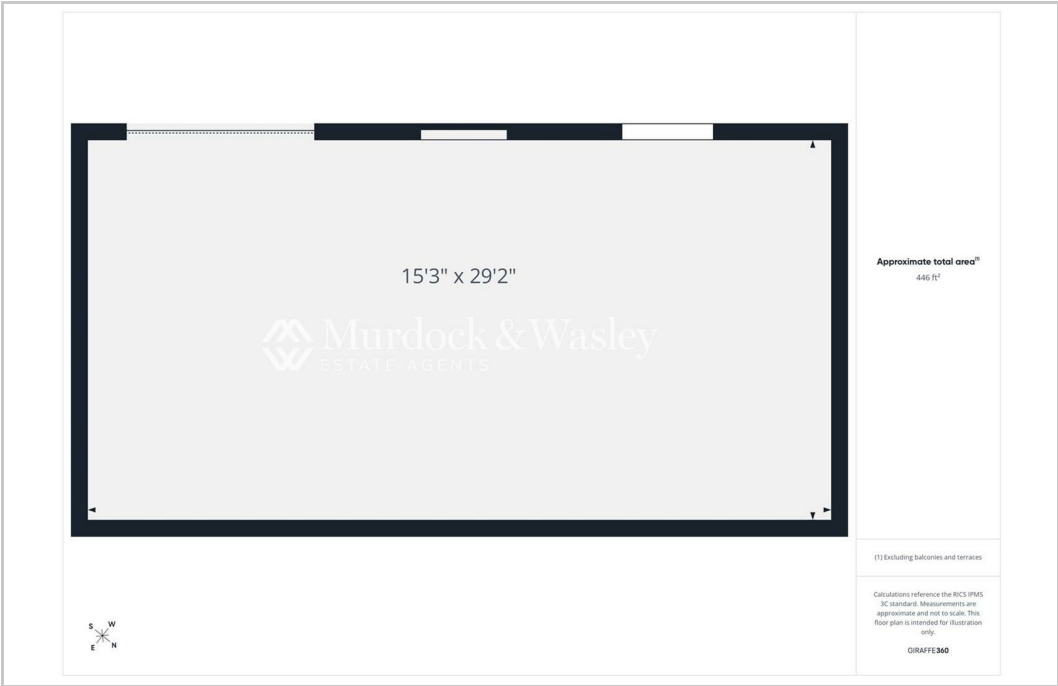
In its current form, the building lends itself perfectly to continued use as a garage, workshop, storage facility or private outbuilding. Alternatively, purchasers may wish to explore the property's development potential, including the possibility of conversion or redevelopment to create residential accommodation or a scheme of apartments, all strictly subject to obtaining the relevant planning permissions and other necessary approvals.

The property's existing footprint, independent nature and residential surroundings make this a particularly interesting proposition for those seeking a project with the potential to add value.



Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW