

# BRIMSCOMBE MILL

- NEAR STROUD, GL5 4JE
- TOTAL SITE AREA: 1.45 ACRES
- DIRECT ACCESS TO A419
- 90 MINS TO LONDON PADDINGTON

**BK** | Bruton Knowles

Chartered Surveyors



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## The Mills

The site comprises of a mid to late 19th century mill building with modern mid 20th century extensions made, situated amongst 1.45 acres of land. The site has excellent potential for a multi-use development and planning permission has been submitted for this (reference S.19/2690/FUL) awaiting decision. The mill has an approximate floor area of 1,850 meters squared and lies within flood zones 2 and 3.

The application proposes to convert the mills to a multi-use development including:

- Wellness Centre (Sui Generis)
- Coffee shop/Café (C3)
- Antiques place storage and trade (B8)
- Offices (B1(a)) and Record Storage (B8)
- Brewery and Distillery (B2)

Brimscombe Mills contribute significantly to the character and appearance of the Conservation Area.

The site is not listed although there are a number of listed buildings to the east of the site, including Port Mill, Salt Warehouse and Brimscombe Terrace. Whilst the buildings are not Listed, they do form a prominent position within the IHCA and as such, the buildings are protected under SDLP ES10.



## Brimscombe

Brimscombe and Thrupp is a civil parish made up of two small linked villages in the narrow Frome Valley slightly southeast of Stroud, Gloucestershire, England.

## Business

Most of the other former mill buildings in the area have been restored and converted for modern business use. Bourne Mills now houses a cycle shop, auto repair services, and a metal polishing company. Griffin Mill is occupied by a variety of small businesses including a paint factory, a painting and decorating retail business, a fitness centre, an antiques emporium, a computer supplier, a printmaking co-operative and an art shop. Hope Mills business centre contains a tree maintenance company, a car body repair centre, a banner maker and an electrical, plumbing and building maintenance contractor. Phoenix Mill is a trading estate containing, among others, a swimming pool installer, a hot sauce manufacturer, an electronic component manufacturer, a brewery and a printer. Port Mills is occupied by a publishing company, The History Press.



## Brimscombe Port

Although small-scale textile weaving and cloth manufacturing had been taking place for centuries in Brimscombe and Thrupp, it was with the construction of the Thames and Severn Canal and Brimscombe Port in 1789 that led to the two villages expanding rapidly. More cloth and woollen mills were constructed during this period, many survive and have now been adapted for other purposes.

### Education

Thrupp primary school is a mixed school of non-denominational religion with a thriving arts community, while Brimscombe C of E Primary is a mixed school of Church of England religion. Both schools act as feeder schools for Thomas Keble School, Stroud High School, Marling School, Archway School, Cirencester Deer Park School, Sir William Romney, Maidenhill School and St Peter's School in Gloucester.

### Governance

Both villages fall in the 'Thrupp' electoral ward. This ward stretches from Rodborough in the north to Brimscombe in the south.

### Leisure

There is a public house, the name of which reflects the local history, the Ship Inn at Brimscombe, which takes its name from the Severn trows.

### Religion

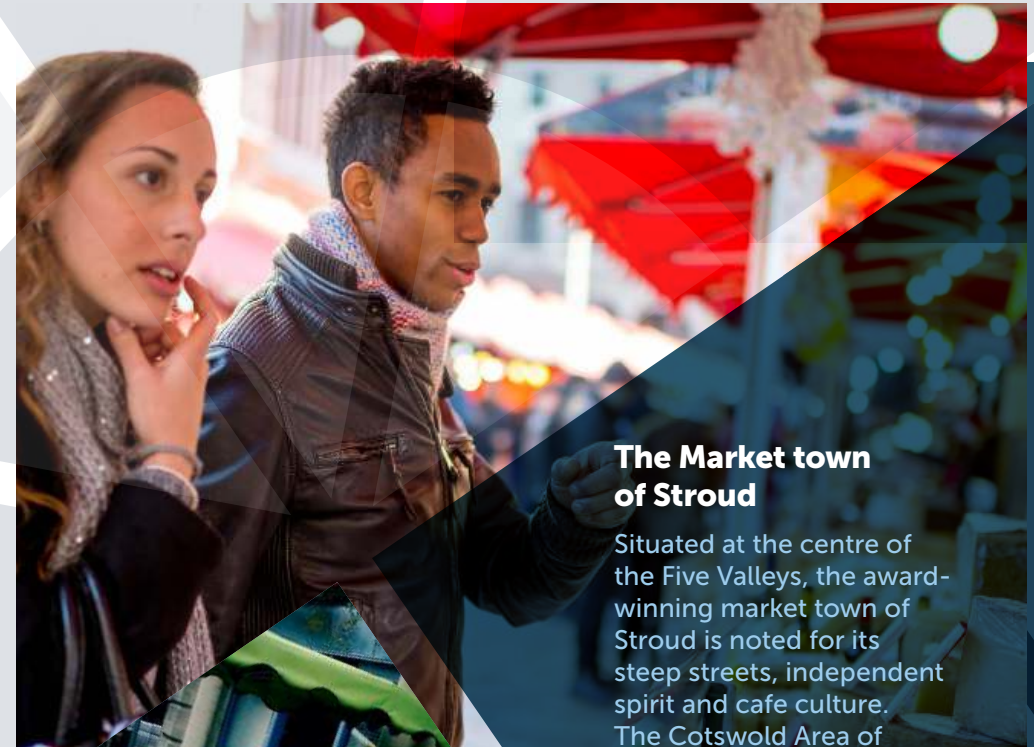
The parish church is dedicated to the Holy Trinity, and there is a Methodist church on Brimscombe Hill, as well as a non-denominational Christian Fellowship that meets in the Brimscombe and Thrupp Social Centre.

### Sport

Brimscombe & Thrupp F.C. (known as the Lilywhites) have a first team who play in the Hellenic League Premier Division and a Development team who play in the Hellenic League Division 2 West. Their home ground is The Meadow, where they have been playing their games for over a hundred years.

### Politics

There are two Councillors who represent Brimscombe and Thrupp Parish: Stroud District Councillors Rachel Smith (Green Party) and Martin Whiteside (Green Party).



### The Market town of Stroud

Situated at the centre of the Five Valleys, the award-winning market town of Stroud is noted for its steep streets, independent spirit and cafe culture. The Cotswold Area of Outstanding Natural Beauty surrounds the town.



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## Tenure

The property is offered freehold with vacant possession.

Title No. GR125500.

## Nearby Developments

**Lewiston Mills** – 60 units.

**Ham Mills** – 100 units + commercial.

Proposed development of **Brimscombe Port** – 200 houses and rejuvenation of the canal / port.

**Wimberly Mills** also has planning for 100 units.

The site has been identified in the Stroud Local Plan review for 40 dwellings plus commercial uses (PS01 BRIMSCOMBE MILLS).



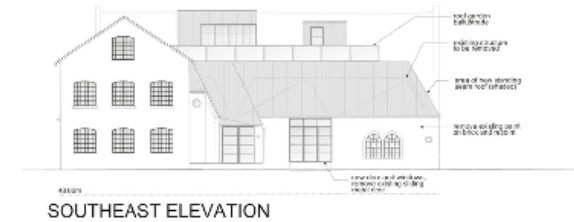
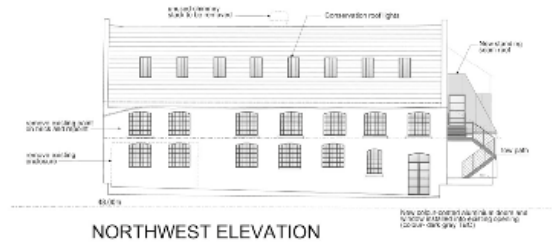


### Planning permission

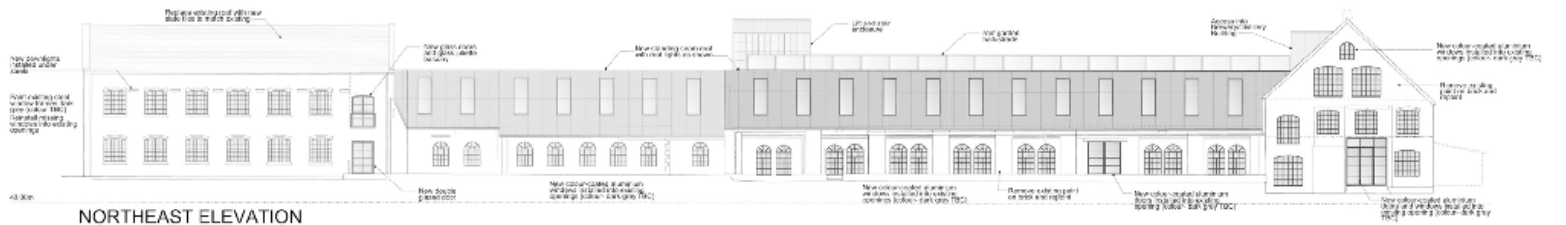
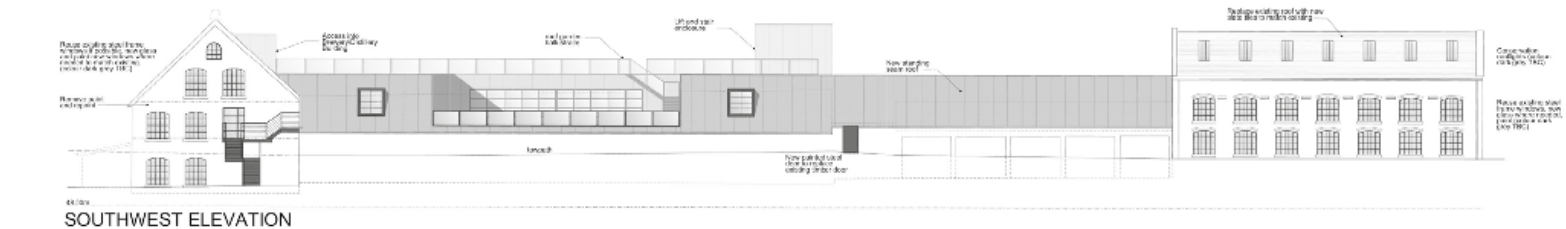
Planning permission has also been submitted for a proposed mixed use development, reference S.19/2690/FUL (Stroud planning portal).

Current consent is B1/B8 – ideal for owner occupiers.

### Elevations



### Site plan



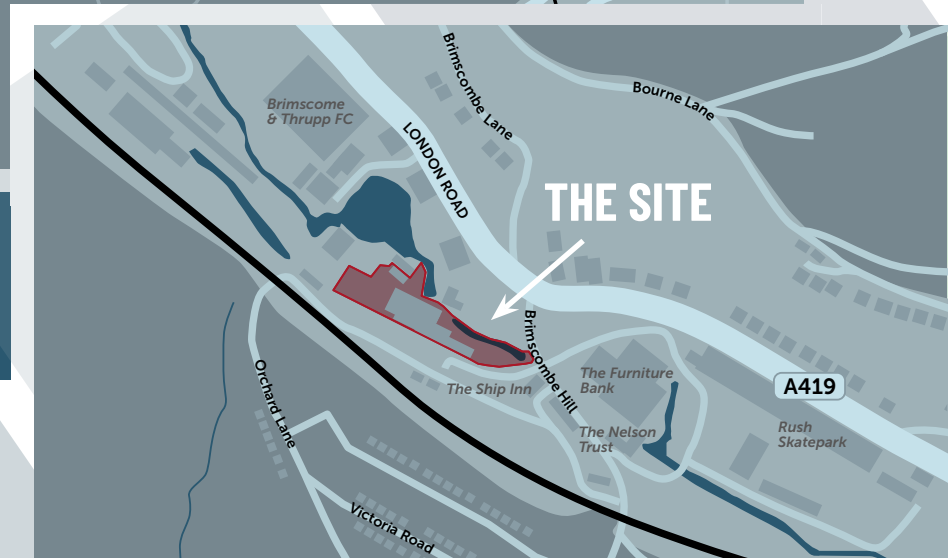
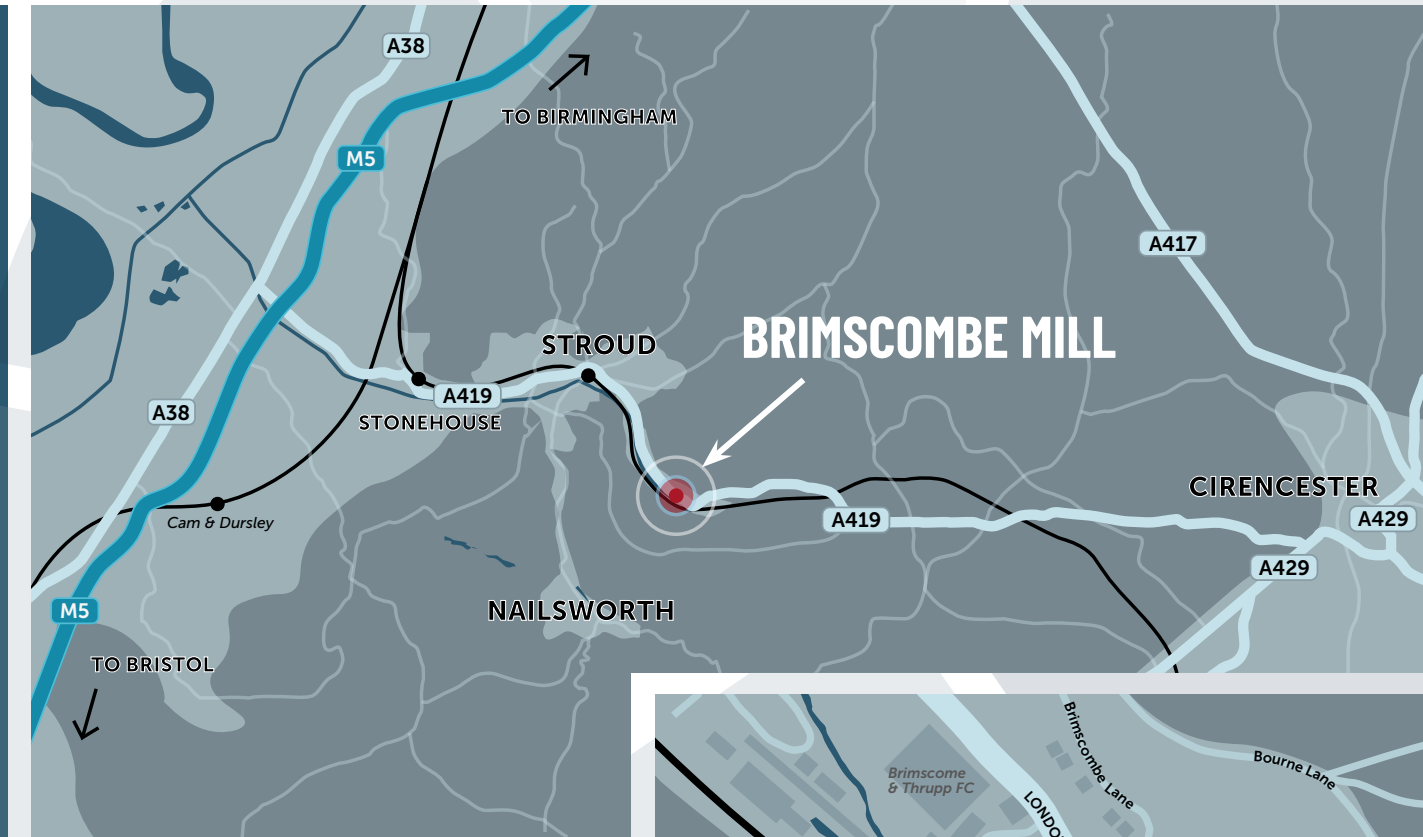


### Location

Brimscombe Mill is located just off the A419 London Road, in close proximity to Brimscombe Port and the neighbouring industrial estates which hold a number of occupiers such as Scumble Goose, Straitech and Hercules Propellers.

The location boasts direct access to the A419 which links to Junction 13 of the M5 motorway, providing good motor links to the likes of Bristol, Exeter, Plymouth, London and Cardiff to the east and west via the M4.

The area provides good public transport links, sitting within easy reach of Stroud Railway Station, providing direct links to the likes of Birmingham, Manchester and London Paddington (90 mins).





### Business Rates

We are advised that no business rates are payable on this property. We advise any interested purchaser to make their own enquiries with the Valuation Office Agency.

### Legal Costs

Each party is to be responsible for their own legal and professional costs relating to this matter.

### Service Charge

We are advised that there are currently no service charges for this property.

### VAT

The property is VAT registered and therefore VAT will be payable on all costs.

### Viewing

By prior appointment with the sole agent Bruton Knowles.

### Further Information

If you require any further information please do not hesitate to get in touch with Bruton Knowles using the contact details provided below.

### Contacts:

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