



**CUSHMAN &
WAKEFIELD**

DEVELOPMENT OPPORTUNITY FOR SALE

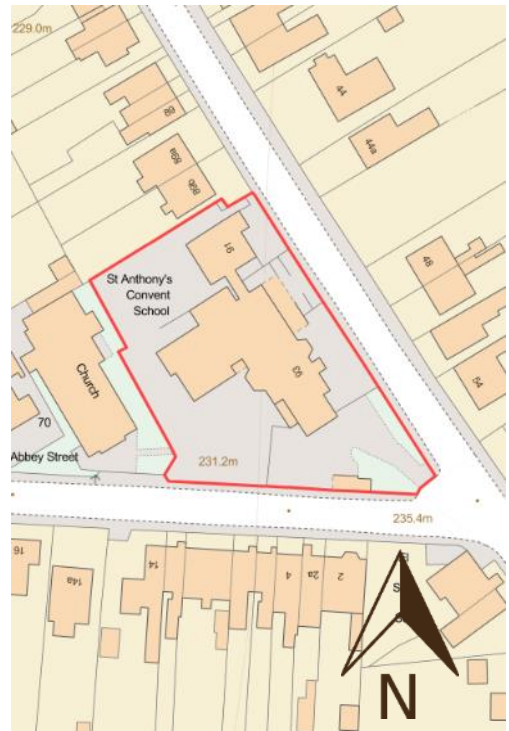
St Anthony's School, Cinderford, GL14 2AA



Gross Site Area of c.0.5 acres / Existing Accommodation c.12,972 sq ft

Property Highlights

- The site extends to c.0.5 acres and consists of 3 linked buildings of varying age, providing c.12,972 sq ft, of existing accommodation, with a hardstanding playground / parking area.
- The site offers a great opportunity for redevelopment to provide a mixture of residential units, including housing and flats.
- The site is centrally located, situated c.500m to the south of Cinderford Town Centre off the A4151, Belle Vue Road.
- The properties have been well maintained and received ongoing maintenance throughout their use as St Anthony's School.



For more information, please contact:

**Bradley Stone MRICS
Associate**

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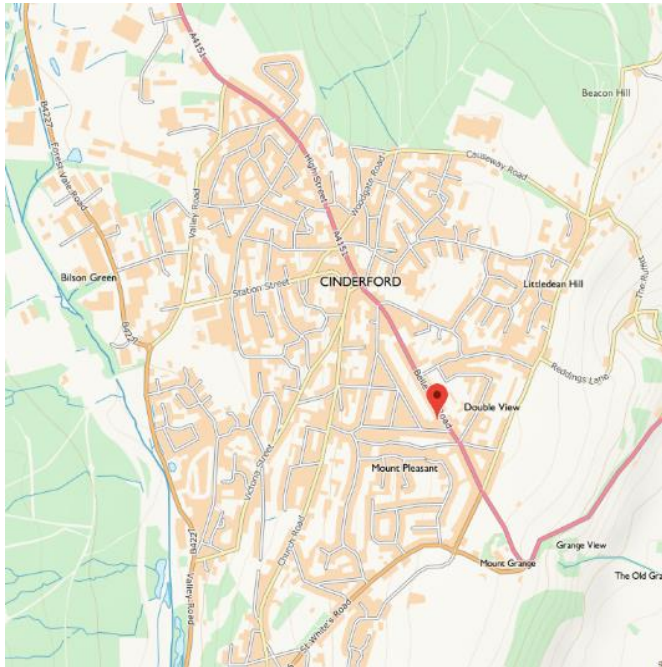
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Property Location

The site is located in the Gloucestershire Town of Cinderford, c.10 miles east of Gloucester and c.14 miles north of Chepstow.



The site is situated c.500m to the south of Cinderford Town Centre off the A4151, Belle Vue Road. The site is bounded to the south by Flaxey Street and Abbey Street to the east, located behind the adjoining Lady of Victories Catholic Church. The surrounding area is predominantly residential, with a mix of detached and terraced housing.

Planning

The Forest of Dean Council's online planning records indicate that there is no recent planning history of relevance to the potential redevelopment/re-use of the site. The last significant development relates to permissions granted in 1993 for alterations, modernisation, and change of use of part of the site from residential to school use.

C&W have prepared a high level planning appraisal of the site for information only, interested parties are advised to make their own enquiries with the Local Planning Authority in respect of their proposed uses.

Tenure

The property is available by way of a sale of the Freehold interest with vacant possession.

Accommodation

The site extends to c.0.5 acres and consist of 3 linked buildings of varying age, with a hardstanding playground / parking area and a number of trees to the eastern boundary. The site has a split topography, set on two level platforms which creates a lower ground floor for the properties.

The below table sets out the Accommodation Schedule;

Floor	Building	Gross Area (Sq Ft)
Lower Ground	Northern	692
	Central	2,665
	Southern	1,202
Ground	Northern	783
	Central	1,556
	Southern	1,433
First	Northern	729
	Central	1,492
	Southern	1,441
Second	Northern	522
	Southern	457
Total		12,972

Information Pack

The following information is available by request;

- Report on Title
- Measured Floor Plans / Detailed Accommodation Schedule
- Planning Appraisal
- EPC
- Asbestos Management Survey Report

Information provided should not be relied upon and interested parties should make their own assessment of the site and Properties.

VAT

We understand that VAT will not be payable on the purchase price.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Viewings / Offers

Viewings are strictly by appointment with the Sole Agents, Cushman & Wakefield. Offers should be made through Cushman & Wakefield in the provided Bid Proforma document. **Please contact Bradley Stone, 01179106670, bradley.stone@cushwake.com**

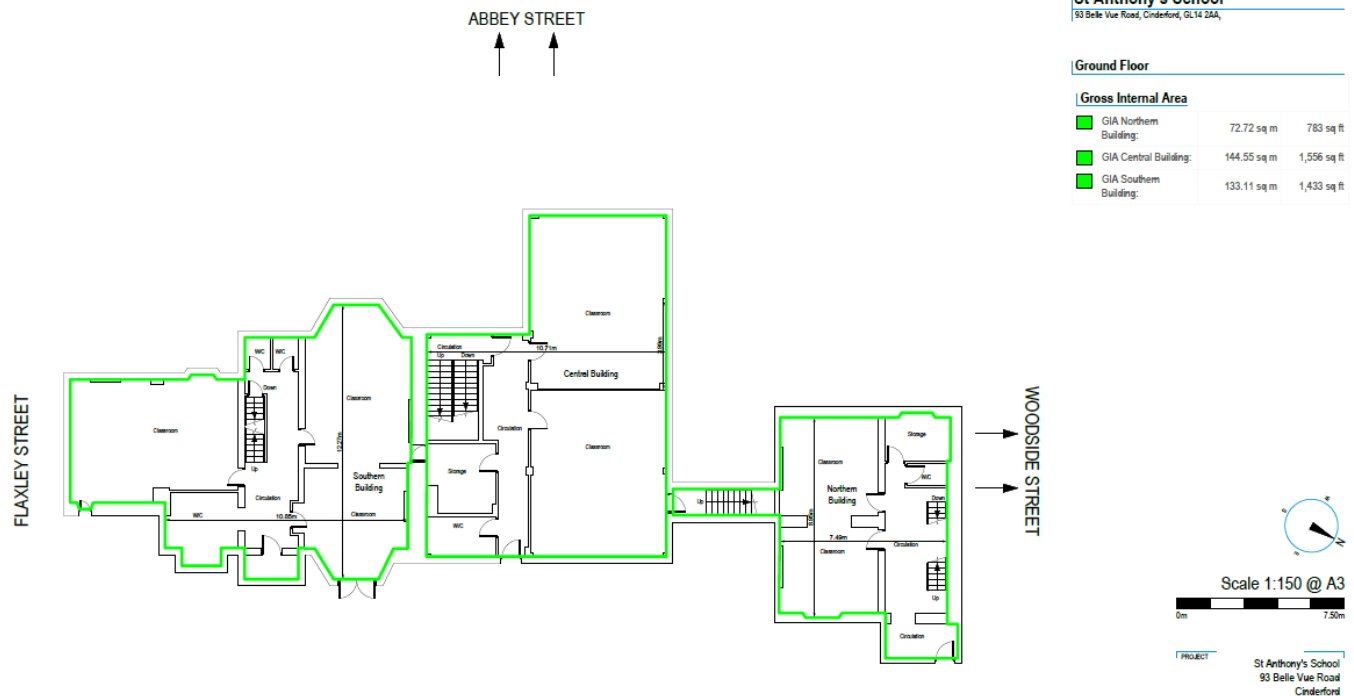
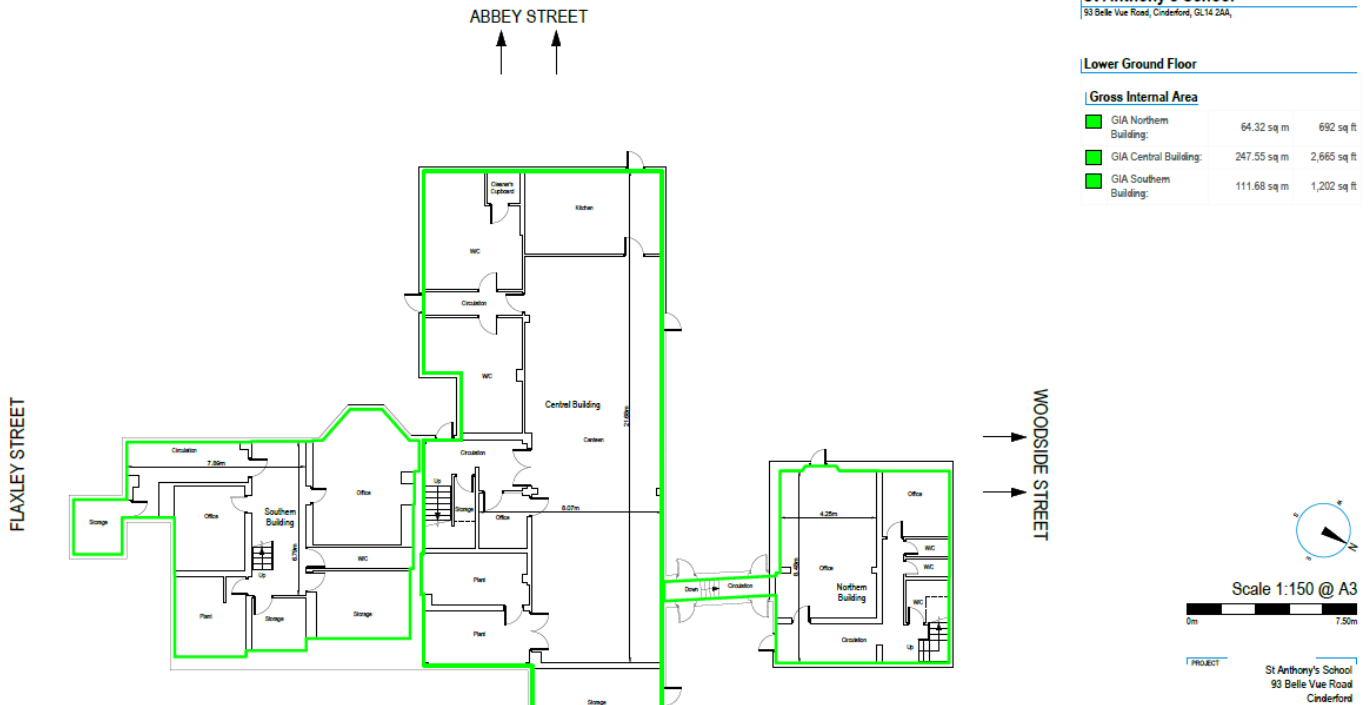


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Sample Floor Plans



BELLE VUE ROAD

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



St. Anthonys School
93 Belle Vue Road
CINDERFORD
GL14 2AA

Certificate Reference Number:
0360-0831-1059-8396-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

95

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1192
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	60.12
Primary energy use (kWh/m ² per year):	348.19

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

77

If typical of the existing stock

Cushman & Wakefield Debenham Tie Leung Limited give notice to anyone who may read these particulars as follows:

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