



FOR SALE - SITE WITH PLANNING PERMISSION FOR 14 APARTMENTS & OFFICE SPACE

**18-20 ALBION STREET
CHELTENHAM
GLOUCESTERSHIRE
GL52 2LP**



Description

The site is 18-20 Albion Street situated on the corner with Albion Place in the heart of Cheltenham. The former Cinema building, recently trading as the Springbok Bar extends to the site boundary at 0.15 acres (0.06 hectares). Planning was granted on 11th January 2010 for the erection of 14 apartments and 135 sq.m office space.



Richard Worth Limited

Registered Office: 1210 Parkway, Arlington Business Park, Theale, Reading RG7 4TY.
Registered in England and Wales No. 6650427.



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Planning

The property is situated within Cheltenham's Central Conservation Area and as a former Cinema building is Locally Listed.

The development for the demolition of the existing building to facilitate the erection of 14 apartments (11no. 2 bed and 3no. 1 bed) and 135 sq.m B1 office space, has been approved by Cheltenham Borough Council under full planning permission 09/01576/FUL and conservation area consent 09/01577/CAC.

7 parking spaces have been approved under the consent, however plans have been drawn up to demonstrate how tandem parking will allow for a total of 13 spaces.

There are no S106 costs.

Services

All mains services are believed to be available to the site, however prospective purchasers are advised to make their own independent enquiries to the relevant service providers to ensure the availability and capacity of such services.

Method of sale

This site is offered for sale with the vendor reserving the right not to accept the highest or any offer.

Offers are invited for the freehold interest with vacant possession.

Closing Date for Offers: 5pm 21st May 2010

Please state:

1. Your overall offer for the site
2. The conditions upon which your offer is made.
3. Confirmation of payment of our fees in respect of this matter should you subsequently purchase the site, at 2% plus VAT of the purchase price.



Richard Worth Limited

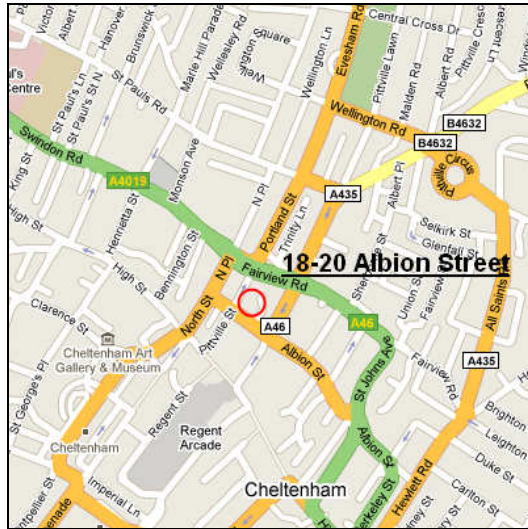
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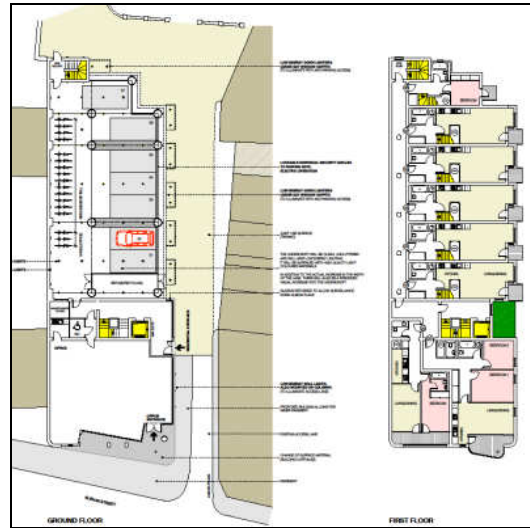
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Location Plan



Site Plan



Further Information and Viewing

The site can be viewed from the road at any time.

Ref. Oliver Hicks Tel No. 0118 979 6796
Mobile No. 07773 338293
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