



SawyerS
Sales & Lettings

**Jefferies Building, Dudbridge Hill,
Stroud, Gloucestershire, GL5 3HN
Offers in Excess of £250,000**

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A rare opportunity to acquire a commercial building and adjacent building plot with planning permission for a three bedroom detached dwelling within the popular Dudbridge Hill area of Stroud.

No Chain. EPC: C (74)

Rare opportunity to acquire a commercial building and adjacent building plot with planning permission for a three bedroom detached dwelling within the popular Dudbridge Hill area of Stroud.

A detached two storey commercial premises that would suit a variety of uses including offices, workshop or studio. There is development potential by the way of conversion of commercial building - subject to obtaining the necessary planning consents. The building, that requires some updating offers spacious, light and airy rooms. Outside you will find the ample parking and good main road frontage.

Planning permission Ref S.20/0026/FUL was granted in September 2020 to construct an individual three bedroom detached dwelling with garden and parking within the site.

<https://publicaccess.stroud.gov.uk/online-applications/applicationDetails.do?keyVal=Q3OH2JPNLQ200&activeTab=summary>

Services & Tenure

The site is held with freehold title and is not as far as we are aware subject to any leases. We understand utilities are within the vicinity and any prospective purchaser should make their own enquiries with the relevant utility companies.

Amenities: Situated on the outskirts of Stroud town centre and all amenities found there and only few minutes walk of Sainsbury Super Market and Selsley Common and the open spaces available there. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Store - Room One 3.37m (11'1") x 4.39m (14'5")

Office - Room Two 2.99m (9'10") x 4.39m (14'5")

Reception/Office - Room Three 6.16m (20'3") x 4.39m (14'5")

Meeting Room/Office - Room Four 4.82m (15'10") x 4.39m (14'5")

First Floor

Office - Room Five 6.25m (20'6") x 4.66m (15'3")

Office - Room Six 6.81m (22'4") x 4.66m (15'3")

Kitchen Area

Base unit with stainless steel sink.

Cloakroom

W/C

Attic

Useful attic storage

Outside

Off road parking for several vehicles.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Ratings

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

EPC

C (74)

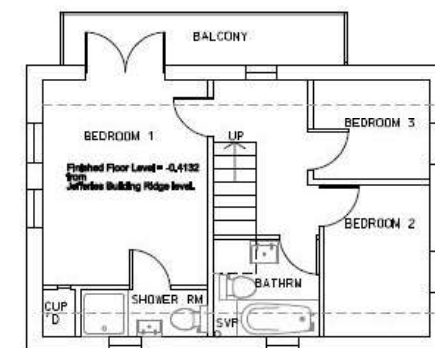
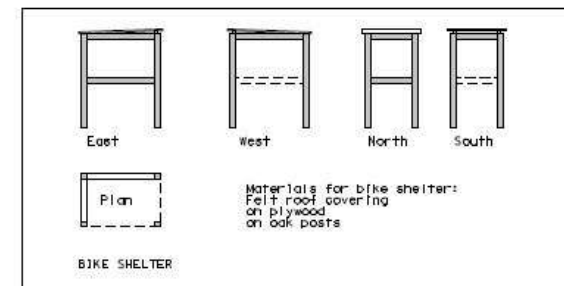
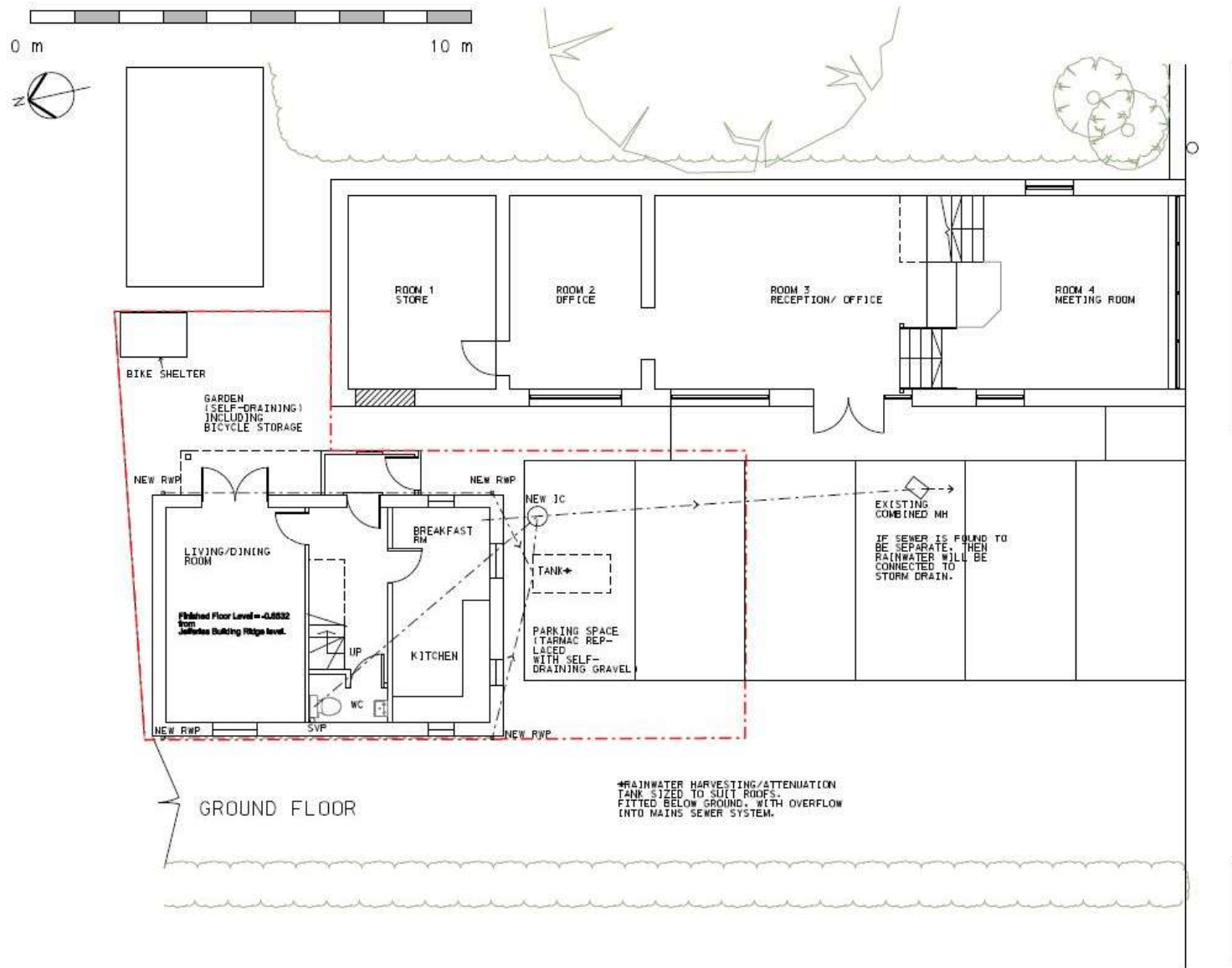
Local Authority

Stroud District Council - To Be Confirmed

Directions

For SAT NAV use: GL5 3HN

Leave Stroud via the A46 Bath Road heading towards Nailsworth at the traffic lights (Golden Cross) turn right down Dudbridge Hill. The site will be found a short distance down on your right hand side.



FIRST FLOOR

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