

# FOR SALE

Development Opportunity (STP)

Former Stroud Library, Lansdown, Stroud, GL5 1BB



- Offers Invited
- Secure ground floor parking
- Development Opportunity (STP)

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## Location

The property is located in the Lansdown area of Stroud, Gloucestershire, England. This residential neighbourhood is characterised by a mix of property types. The site

falls within the Stroud Valley ward and the parliamentary constituency of Stroud. The community is served by several nearby schools, including Uplands Community Primary School and Stroud High School, both within a mile's radius. Healthcare facilities such as the Beeches Green Surgery and Stroud General Hospital are also in close proximity.

Stroud railway station is approximately 1 kilometer (about 0.6 miles) from GL5 1DD, providing residents with convenient rail connections to surrounding regions.

## Description

This building was constructed in the 1960's as an extension to the adjoining library and was opened in 1968. It's a two storey structure, which is believed to be concrete frame with brickwork elevations incorporating metal framed windows beneath a substantial flat roof incorporating roof lights (no windows to the rear elevation).

There is also secure ground floor parking area within the building. The building takes up the majority of the title but there is external access round to the rear of the site where there is a steeply sloping grassed area with a pathway and access up to the adjoining Bank Gardens. The property contains Reinforced Autoclaved Aerated Concrete (RAAC).

The property is listed as an Asset of Community Value by Stroud District Council.

## Accommodation (NIA)

Area	Sq. M	Sq. Ft
Ground Floor	80.5	866
First Floor	536.7	5,777
<b>Total</b>	<b>617.2</b>	<b>6,643</b>

Full floor plans available in data pack.

## Rates

Rateable value £52,500.

Amount payable 24/25 £28,665.

Note: this covers the adjoining former spiritualist church building which is due to be separated and will require a new rating valuation post completion.

## Energy Performance Certificate

A new EPC is to be commissioned once separation works are complete.

## VAT

VAT will not be charged on this sale.

## Guide Price

Offers Invited

## Tenure

The freehold is available by way of informal tender.

Bids are invited by **17:00 on Monday 30<sup>th</sup> June 2025**.

Bids to be submitted via email or in writing, using the tender form which is available on request from Bruton Knowles. Bids to be submitted to the below parties:

- [Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk)
- [Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)

Bids will be assessed using GCC's scoring system which gives weight to social value, a copy of the evaluation scoring can be found in the data pack.

## Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Set viewing days will be allocated and timeslots available on request.

## Data Pack

All documents can be accessed via GCC's data room link below:

<https://www.goucestershire.gov.uk/business-property-and-economy/land-and-property/land-and-property-for-sale/old-stroud-library-and-spiritualist-church-community-engagement/>

Community groups will have to complete a business case as per the 'community bid documentation and guidance' in the info pack.

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## Contact:

**Phoebe Harmer BSc (Hons)**

Commercial Agent

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**E:** [Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)

**Dorian Wragg FRICS RPR FNARA**

Partner

**T:** 07738 103935

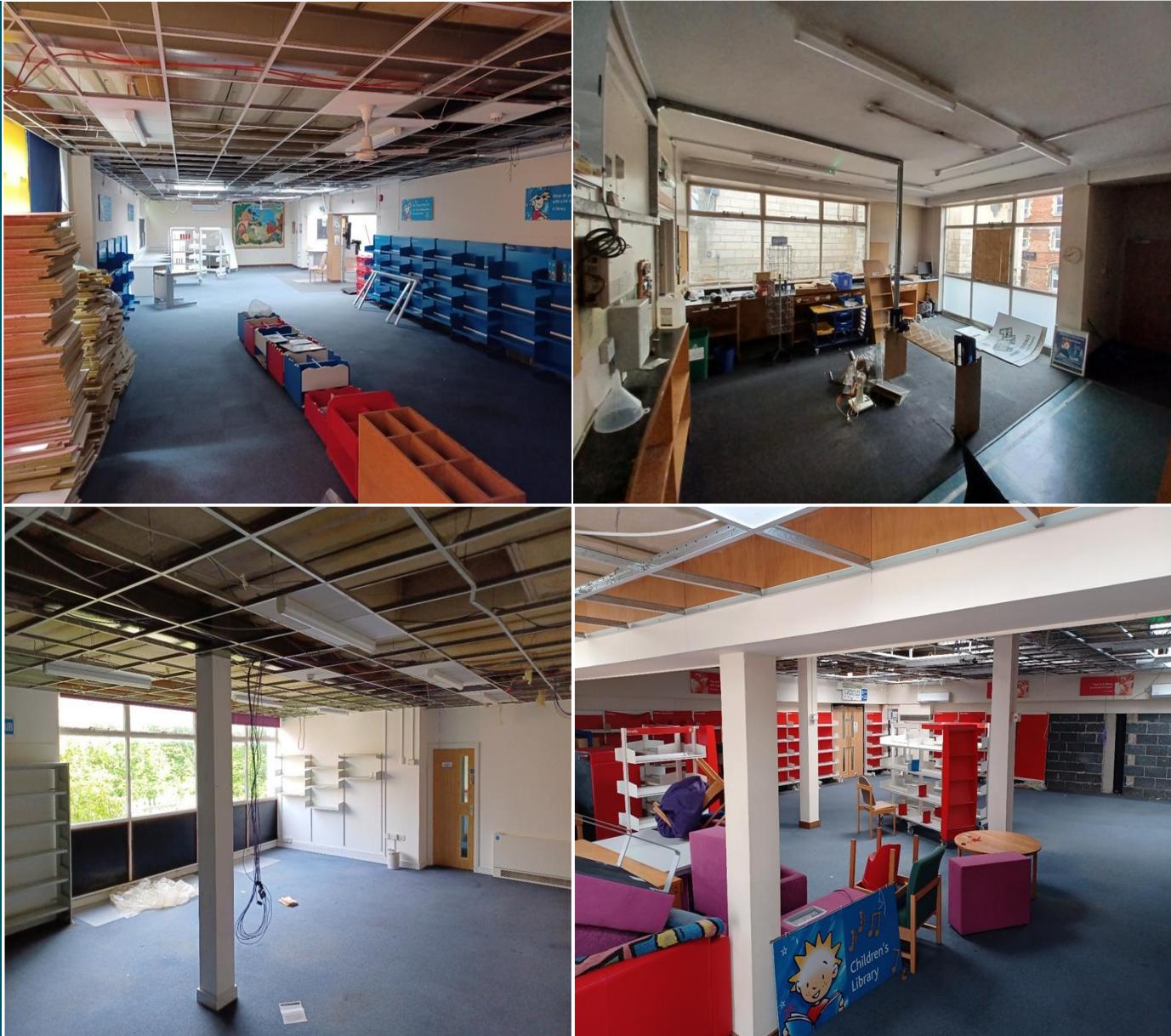
**E:** [Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk)

## Gloucester office:

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



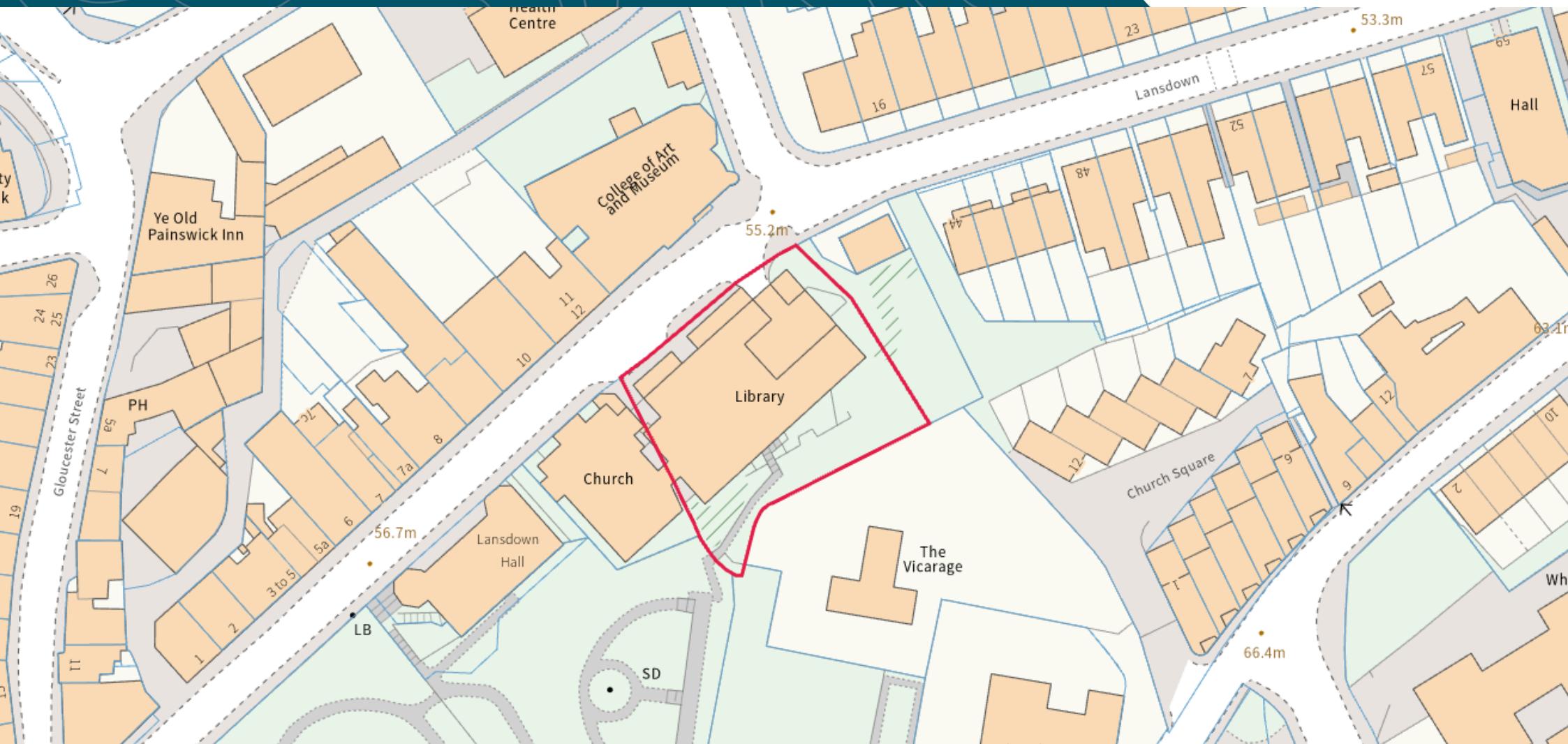
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