

FOR SALE **Development Opportunity (STP)**

Former Stroud Library, Lansdown, Stroud, GL5 1BB



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

FOR SALE Development Opportunity (STP)

Former Stroud Library, Lansdown, Stroud, GL5 1BB



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 |
| Total | 617.2 | 6,643 |

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 30th 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
- 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.gloucestershire.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.

FOR SALE **Development Opportunity (STP)**

Former Stroud Library, Lansdown, Stroud, GL5 1BB



Contact:

Phoebe Harmer BSc (Hons)

Commercial Agent

T: 07516 507939

E: Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg FRICS RPR FNARA

Partner

T: 07738 103935

E: Dorian.wragg@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



FOR SALE

/// what3words ///roosters.dodging.apply

Former Stroud Library, Lansdown, Stroud, GL5 1BB



BRUTON KNOWLES



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale | Code 6966

brutonknowles.co.uk