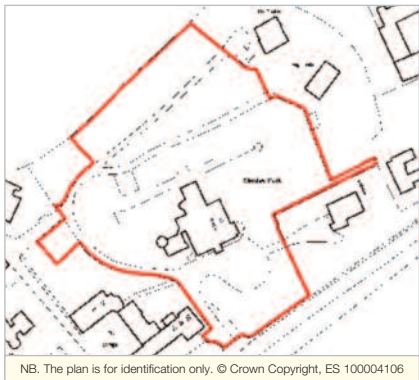


Stroud
Stanley Park
Selsley,
Gloucestershire
GL5 5LF

- **A Freehold Detached Grade II Listed Manor House**
- Extending to Approximately 1,580 sq m (17,000 sq ft)
- Planning Permission and Listed Building Consent for Alterations to provide Eight Apartments
- Occupying a Site extending to Approximately 0.853 Hectares (2.108 Acres)
- Car Parking and Gardens
- Potential for Alternative Uses subject to obtaining all necessary consents
- Cotswolds location

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the auction between 11.45 a.m. – 12. 15 p.m. and on Saturday 12th December between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Miller Evans & Co. (Ref: CM).
Tel: 020 3004 6573.
Email: askus@me-solicitors.co.uk

VACANT – Freehold Grade II Listed Manor House with Planning Permission



Tenure

Freehold.

Location

Stanley Park is situated in Selsley, in The Cotswolds. The property is located to the north-west of Pooles Lane to the west of its junction with New Road. Local amenities are available within Stroud, with the more extensive shopping facilities of Gloucester also being accessible to the north. Stroud Rail Station is located approximately two miles to the east from where there are regular services to London Paddington with an approximate journey time of 1 hour 40 minutes. Pooles Lane provides access to the A419 and in turn the M5 Motorway. The open spaces of Selsley Common are nearby.

Description

The property comprises a detached Grade II Listed Manor House with views stretching over the Severn River to the Black Mountains. Arranged over lower ground, ground, first and second floors beneath a roof. Part of the house was originally built in the 16th century. Later additions were added in the 1700s and 1800s.The property is to be offered with planning permission for alterations to form eight self-contained flats. The property benefits from parking and grounds and occupies a site extending to approximately 0.853 hectares (2.108 acres). Outstanding original features including painted and carved wood ceiling of Ballroom.

Existing Accommodation

Approximately 1,580 sq m (17,000 sq ft)

Site Area Approximately 0.853 Hectares (2.108 Acres)

Proposed Accommodation

A schedule of Accommodation is set out below.

Apartment	Floor	Accommodation
1	Lower Ground	Kitchen/Sitting Room, One Bedroom and WC with wash basin
	Ground	One Bedroom and Bathroom with WC/wash basin
	First	One Bedroom and Bathroom with WC/wash basin
	Second	One Bedroom
2	Lower Ground	One Bedroom, Home Entertainment Area
	Ground	Kitchen/Sitting Room, Two Bedrooms with bath and Jack and Jill WC/wash basin
3	Lower Ground	Three Bedrooms, Two Bathrooms with WC/wash basin
	Ground	Kitchen through to Sitting Room
4	Lower Ground	Kitchen, Sitting Room, Two Bedrooms and Bathroom with WC/wash basin
5	First	Kitchen through to Sitting Room, One Bedroom through to Bathroom with WC/wash basin
6	First	Kitchen/Sitting Room, One Bedroom with En-Suite Bathroom with WC/wash basin, Two Further Bedrooms, Bathroom with WC/wash basin and Separate WC/wash basin
7	Second	Kitchen/Sitting Room, One Bedroom through to Bath Area, Second Bedroom and Bathroom with WC/wash basin
8	Second	Kitchen/Sitting Room, One Bedroom and Bathroom with WC/wash basin

Planning

Local Planning Authority: Stroud District Council
Tel: 01453 754442.
The property is to be offered with planning permission (Ref: S.14/2100/FUL) and listed buildings consent (Ref: S.14/2101/LBC), granted on 18th December 2014 for 'Alterations to form eight apartments within previously subdivided house, including conversion of old stores beneath former conservatory to create living accommodation'.
Copies of the plans are available on request. Please email zoe.baxter@allsop.co.uk.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

