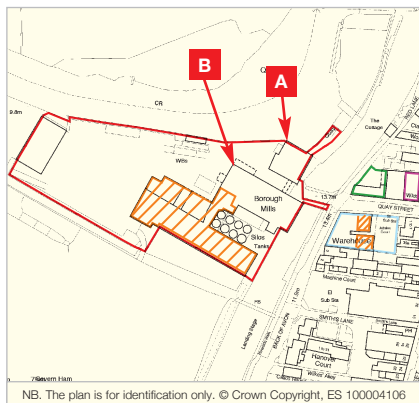


# Tewkesbury Healings Mill and Former Brewery Buildings, Gloucestershire GL20 5BA

- **Freehold Development Opportunity**
- Three Buildings fronting Quay Street and Island Site extending to Approximately 1.53 Hectares (3.79 Acres) which is occupied by a Further Three Buildings
- Town Centre Location with River Views
- Various Planning Consents Approved
- To be offered Collectively as One Lot

## Vacant Possession



### Joint Auctioneers

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### Seller's Solicitor

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### VACANT – Development Opportunity



### Tenure

Freehold.

### Location

The properties are situated at the junction of Quay Street, Red Lane and Back of Avon.

Situated in the heart of Tewkesbury, the properties benefit from being within easy reach of all the shops and facilities Tewkesbury has to offer, whilst enjoying river views. Junction 9 of the M5 Motorway is less than two miles to the east, providing access to Cheltenham 10 miles to the south and Worcester 17 miles to the north.

### Description

No 3 and 4 Quay Street and Red Lane (edged green on the adjacent plan) comprise two adjoining buildings and an associated car park (off Red Lane). No 4, situated on the corner of Quay Street and Red Lane, is an attractive end of terrace former office building with large sash windows arranged over ground and two upper floors. No.3 comprises a mid terrace building arranged over ground and first floors beneath a pitched roof.

Healings Mill Brewery building (edged orange) is an attractive Grade II listed multi level warehouse situated on the corner of Quay Street and Back of Avon. The building is an imposing structure with interesting detailing including large, arched windows providing excellent views to the west. Adjoining the principal corner building are further red brick extensions which have planning permission to be demolished. The island site (edged red) extends to approximately 1.53 hectares (3.79 acres) and is occupied by two further multi level warehouse buildings adjacent to the river and a steel portal frame transport building to the rear of the site. The remainder of the site is made up of concrete hardstanding, which is situated within flood zone 3. Also included is a further building on Quay Street (edged purple), which has previously been used for storage and may afford potential for secure car parking or some other form of redevelopment, subject to obtaining all necessary consents. Extensive demolition work has recently taken place on the areas of the site hatched orange on the adjacent plan.

### Planning

**Nos.3 and 4 Quay Street and Rear Site (1A Quay Site)** – Planning permission was granted on 14th October 2014 (Ref: 14/00744/FUL) for the following:

- 1) Change of use of No.4 Quay Street into three apartments.



- 2) Demolition of No.3 Quay Street and erection of three new build apartments.

- 3) The erection of three new build three storey town houses arranged to provide three bedrooms and an integral garage. Each of these units once developed will benefit from allocated parking on the rear site (1A Quay Street).

**Healings Mill Brewery Buildings** – Change of use has been granted from offices to A1 Retail, A3 Food and Drink, with C3 residential use above for a duplex two bedroom apartment. Further, the consent includes the erection of four new build town houses with three bedrooms, a garage, parking and courtyards to the rear. Planning permission was granted on 9th December 2014 under reference 14/00568/FUL. Listed building consent has also been granted under reference 14/00576/LBC.

The island site does not benefit from any planning permission, although Tewkesbury Borough Council and the Environment Agency have initially shown support for redevelopment of the site into a mixed use development to include retail, leisure and residential uses, provided the scheme is sensitively designed to address the flooding issues. The vendor's architect has produced initial drawings for the right hand building, labelled 'A' on the site plan. The scheme provides for conversion of the existing building into 12 apartments over four floors and two duplex apartments. It is envisaged that the left hand building, labelled 'B' on the site plan, would be demolished as part of any redevelopment due to structural issues.

For further information with regards to the sizes and types of units for the proposed site, please see the 'Particulars' within the legal pack.

### VAT

VAT is applicable to this lot.

### Viewings

The majority of the buildings are not safe for internal inspections, therefore viewings will have to be of an external nature only through prior appointment with Fisher German only.

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**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



