

# FOR SALE

# Grove House

24 Grove Road, Lydney GL15 5JE

**alder king**

PROPERTY CONSULTANTS

- **Detached building formerly in medical/office use - approval for a change of use to residential (C3 use)**
- **Full modernisation required for residential use**
- **0.131 acres/0.05 hectares including the rear garden**

# Location

The property, which fronts Grove Road, is immediately adjacent to Lydney & District Hospital and opposite the junction with Templeway West. The property backs on to Bream Road (B4231).

Lydney town centre is approximately 0.5 miles to the south east.

**Chepstow**



**8.8 miles**

**Gloucester  
City Centre**

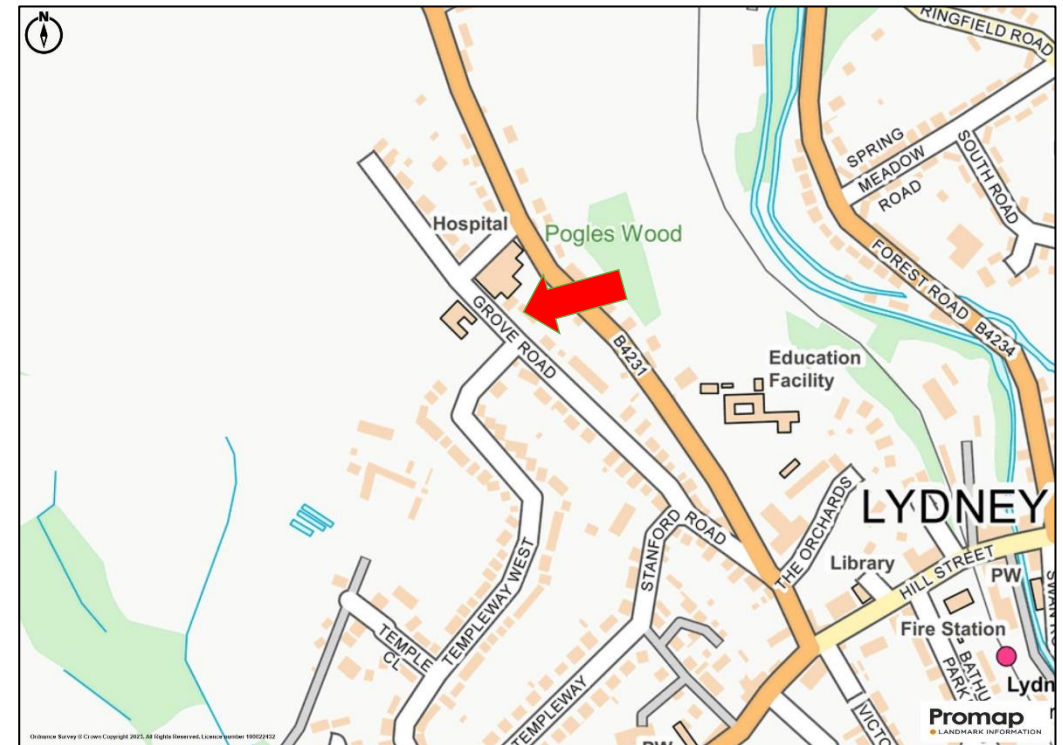


**19.4  
miles**

**M48 J2**



**11 miles**



# Accommodation

## Description

The detached building has stone elevations incorporating full height front bay windows fitted upvc frame windows beneath a pitched roof with concrete tile covering.

Internally, the accommodation is accessed from a side entrance leading to the entrance hall and staircase. The original layout provided four rooms on each level and the floors have been adapted, with partitioning, for the current medical office use (consulting/treatment rooms, offices, meeting room and ancillary staff facilities).

The internal areas require complete refurbishment/modernisation for residential use. Please note that access for viewings is restricted due to the condition of sections of the suspended timber floors.

Externally there is a garden laid to lawn and the rear boundary fence incorporates a gate leading to Bream Road. The purchaser will be responsible for completing all boundary walls and fencing.

The approximate site area is calculated at 0.131 acres (0.05 hectares).

## Terms

Sale of the freehold interest with vacant possession on completion.

The property is held under Title No. GR166246 and there is a restrictive covenant limiting the property to a single dwelling.

## Price

Offers in excess of £250,000.

## Measurements (approximate gross internal area)

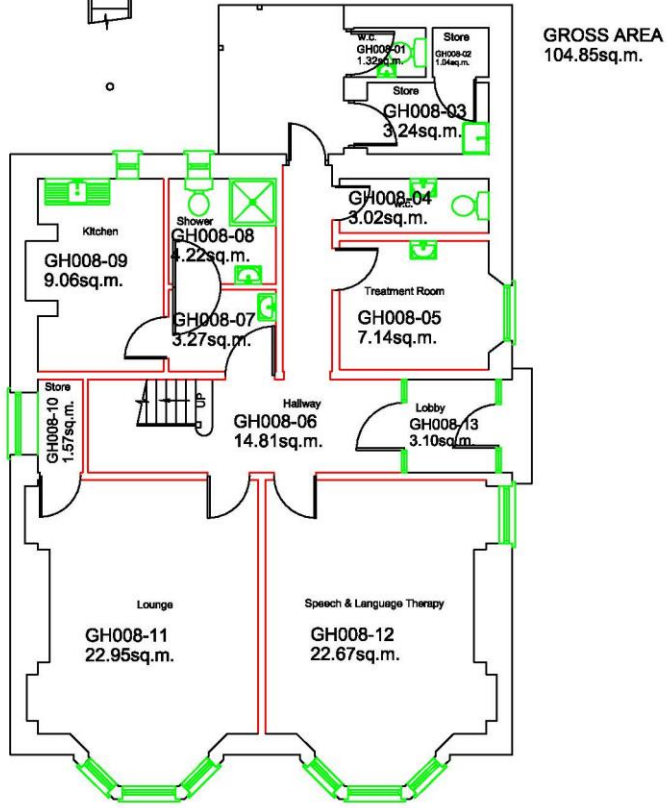
Area	Sq ft	Sq m
Ground floor	94.39	1,016
First Floor	94.39	1,016
<b>TOTAL</b>	<b>188.78</b>	<b>2,032</b>

Note - The ground floor area excludes the attached store.

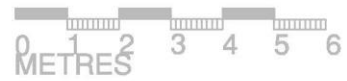




Notes  
 1. All work shall be completed in accordance with the specifications and standards set out in the contract documents.  
 2. The Contractor shall be responsible for obtaining all necessary permits and approvals for the work.  
 3. The drawings shall be read in conjunction with the specifications.



GROSS AREA  
 104.85sq.m.

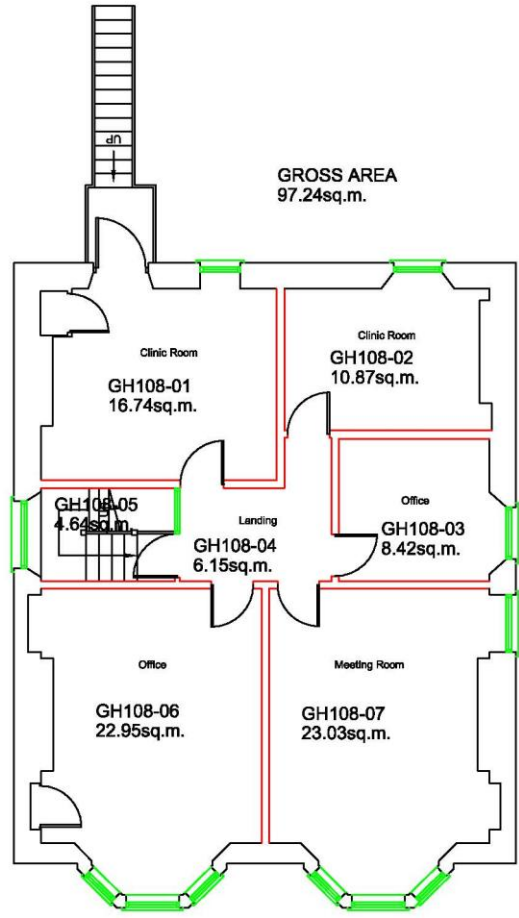


Gloucestershire Hospitals **NHS**  
 NHS Foundation Trust  
 Estates and Facilities Division  
 Riverside House, Cheltenham General Hospital  
 College Bath Road, Cheltenham, Gloucestershire GL51 7QB  
 Tel: 08454 223157 Fax: 08454 223059

REV C: PROPERTY NAME & NUMBER CHANGED. MAR/08				
REV B: UPDATED ROOM USE. JAN/08				
REV A: UPDATED LAYERS, TITLE BOX & DRAWING NUMBER. NOV/04				
011 Gloucestershire PCT GROVE HOUSE Title GROUND FLOOR PLAN ORIG DWG: 45-SP10-10840				
Date	Drawn	Scale	Client no.	Rev
FEB.02	S.D	1:100	W44GH001	G



Notes:  
 1. This drawing is for information only and should not be used in conjunction with the specifications.  
 2. The Gross Area is based on the internal dimensions of the rooms and does not include the area of the external walls or the area of the external walls and roof.  
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GROSS AREA  
97.24sq.m.



Gloucestershire Hospitals NHS Foundation Trust

Estates and Facilities Division  
 Riverside House, Cheltenham General Hospital  
 College Bath Road, Cheltenham, Gloucestershire GL53 7QB  
 Tel: 08454 223157 Fax: 08454 223008

REV C: PROPERTY NAME & NUMBER CHANGED MAR/06  
 REV B: UPDATED ROOM USES, JAN/09  
 REV A: UPDATED LAYERS, TITLE BOX & DRAWING NUMBER, NOV/24

GLoucestershire PCT  
 GROVE HOUSE

FIRST FLOOR PLAN

DRG DWG: 45-FFP-1250

Date	Drawn	Scale	Drawing no.	Rev
FEB.02	B.D	1:100 @A4	W44GH101	C



# Planning | Service Charges | Rates | EPC | Terms

## Energy Performance Certificate

A new EPC will be commissioned (currently forming part of the hospital certificate).

## Services

We are advised that all mains services are connected to the premises or available in the public highway.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Council Tax

The property will require assessment for Council Tax purposes on completion of the conversion to residential (currently forms part of the Lydney & District Hospital assessment).

Interested parties should make their own enquiries of the billing authority Forest of Dean District Council.

## Planning

Planning approval, reference P1699/23/P03PA dated 15/2/2024, confirms a change of use from commercial/business (Class E) to a single dwelling house (Class C3).

Prospective purchasers should make their own enquiries of the Planning Department at Forest of Dean District Council (01594 810000).

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Brunswick House,  
Gloucester Business Park,  
Brockworth,  
Gloucester GL3 4AA  
[www.alderking.com](http://www.alderking.com)

**AK Ref:** N98654/PP/Grove House

**Date:** February 2024

**Subject to Contract**



## Philip Pratt

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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.