



On the instruction from the Police and Crime Commissioner for Gloucestershire

BNP Paribas Real Estate
Portwall Place
Portwall Lane
Bristol
BS1 6NA

Tel: 0117 984 8400

FREEHOLD FOR SALE

**Former Cinderford Police Station, Station Street,
Cinderford, GL14 2JW**

Office Building with Excellent Development/Conversion Potential
(subject to the necessary consents)
2,419 sq ft (224.70 sq m)



- Residential Development Opportunity
- Ample Yard and Parking Provisions
- Prominent Victorian Building
- Very Well Maintained



LOCATION

The property is located in the heart of Cinderford in a primarily residential area, adjacent the High Street (A4151). High Street occupiers include Boots Pharmacy, Lloyds Bank, HSBC and local occupiers. Cinderford is located on the east edge of the Forest of Dean some 9 miles south of the M50 Motorway, 15 miles west of Gloucester and the M5 motorway and 36 miles north of Bristol.

DESCRIPTION

The property comprises a substantial two storey Victorian building with original stone walls. Specification includes a pitched slate roof and double hung sash windows. The property benefits from a private parking area to the side and rear of the building which adjoins a shared access car park for the adjoining retail premise. The front offers pedestrian access and two single private garages and driveways. There is a small fenced grassed yard to the rear. Internally, the property offers ample cellular office accommodation with carpeted floors throughout, plaster painted walls and surface fluorescent category 2 louver lighting. There are two disused cells which are converted to storage facilities and offer access to a female W/C.

The property lends itself to cellular office accommodation. We also give great consideration for the development into residential use (subject to planning).

PLANNING

The property is not listed and is not within a conservation area. Applicants are required to make their own enquiries with the relevant local planning authority.

TENURE

The property is held freehold and will be sold with the benefit of vacant possession.

ACCOMODATION

Ground Floor	1,386	sq ft	128.76	sq m
First Floor	1,032	sq ft	95.88	sq m
Total NIA	2,418	sq ft	224.64	sq m
Site Area	0.157 acres		0.063 ha	

CAR PARKING

The property benefits from a rear tarmac surfaced yard offering approximately 8 parking spaces. There are two separate private single garages fronting Station Street.

VAT

All figures quoted are exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating of this property is to be provided upon application.

SALE PRICE

Offers in the region of £225,000

SALE PROCEDURE

Sale will be by means of an informal tender and interested parties will be contacted in due course to advise of the date for best and final bids to be submitted.

VIEWING

Strictly via appointment with the sole agent. Block viewings are to take place through January and February 2015, all interested parties are to make enquiries to:

Robert Brophy

BNP Paribas Real Estate

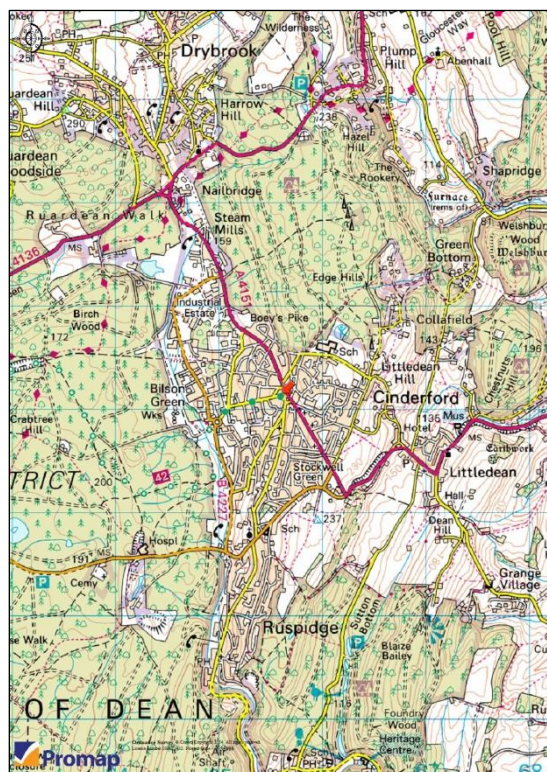
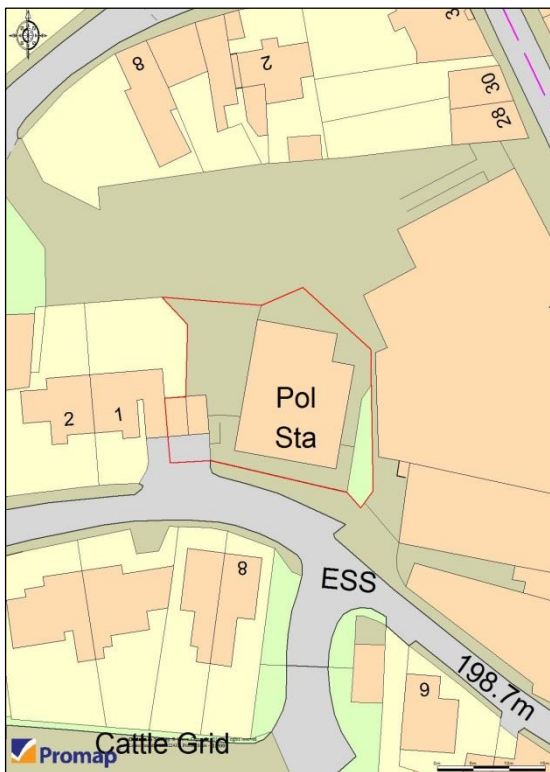
0117 984 8450

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MAPS AND LOCATION PLANS



VENDORS NOTICE TO ALL INTERESTED PARTIES

The Disposal of Police Authority Property is currently based on Gloucestershire Police Authority Financial Regulation 37 and Gloucestershire Police Authority Delegated Powers to the Chief Constable item (c) and also in accordance with Section 123 Local Government Act 1972.

Below is an extract of Section 123 LGA 1972:

Section 123 of the Local Government Act 1972 places a statutory duty on the Police Authority to achieve the best consideration reasonably obtainable when selling its property (unless a sale is made at auction or there is a binding tender procedure) but there is always a period of time between the negotiation of the price and the formal exchange of contracts. During that time other offers may be received and, depending on the circumstances of the individual case, it may be appropriate and indeed the Police Authority may be obliged, to accept a higher offer before contracts are exchanged.

December 2014