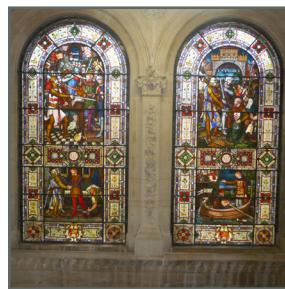


Hillfield House, Denmark Road, Gloucester GL1 3LD



ON BEHALF OF GLOUCESTERSHIRE COUNTY COUNCIL



FOR SALE

Hillfield House is Grade II Listed and was built in 1867 on the site of a classical villa and is of brick construction with a Bath Stone facade and pitched tiled roof.

Size: 585.81 sq m (6,306 sq ft)

Hillfield House, Denmark Road, Gloucester GL1 3LD

Location

The property is situated on Denmark Road, close to its junction with London Road, approximately one mile from the City Centre and within easy reach of the M5 at Junction 11 and Cheltenham via the A40. The surrounding area is predominantly residential comprising private dwellings and sheltered accommodation.

Description

Hillfield House is Grade II Listed and was built in 1867 on the site of a classical villa and is of brick construction with a Bath Stone facade and pitched tiled roof. The accommodation is over two main floors with a tower and basement.

The property remained a private residence until the First World War when it was used as an emergency hospital and then a Church House by the Diocese of Gloucester. The City of Gloucester acquired Hillfield House in the 1930s and it was used as offices for central and local government until the 1970s when it passed to the County Council.

Hillfield House has a number of features of historical interest including internal stone carvings, a Sicilian and black marble floor in the entrance hall and stain glass windows depicting the events in Gloucester during the War of the Barons.

Externally there are a number of outbuildings and parking to either end of the property.

The adjacent original grounds of Hillfield House are now a public park known as Hillfield Gardens owned by Gloucester City Council.

Accommodation

Approx net internal area

Ground Floor	271.38 sq m	2,921 sq ft
First Floor	296.87 sq m	3,196 sq ft
Second Floor	7.75 sq m	83 sq ft
Third Floor	9.81 sq m	106 sq ft
Total	585.81 sq m	6,306 sq ft
Basement	155.56 sq m	1,674 sq ft

Rates

A search on the Valuation Office Agency website has revealed the following entry:

Rateable Value: £31,000

Rate in £ 2013/2014: 0.471

Prospective occupiers are advised to make their own enquiries of Gloucester City Council to establish the position in respect of transitional relief.

Planning

The property is presently used as Offices which fall within Class B1 of the Use Classes Order 1987. The property may be suitable for alternative uses subject to the necessary consents being obtained. Potential uses may include an events venue, residential accommodation or hotel.

The property is Grade II Listed.

Terms

The property is offered freehold with vacant possession.

Price

Offers are invited in the region of £750,000.

VAT

Under the Finance Acts 1989 and 1987, VAT may be levied on the purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Legal costs

Each party to bear their own costs incurred in the transaction.

Viewing

Strictly by prior arrangement with the Sole Selling Agents on pre-arranged days.

Further information contact:

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