

FOR SALE

**FORMER 'GLOUCESTER & FOREST ALTERNATIVE PROVISION'
SCHOOL AND GROUNDS**

4,841 SQ FT (449.81 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Former GFAP School, School Road, Joys Green, Lydbrook, Gloucestershire. GL17 9QX

Detached building on self contained site | May suit a variety of uses (STP) | Development Potential



LOCATION

The property is situated on School Road in the village of Joys Green in the Forest of Dean, Gloucestershire.

Joys Green is a small Village approximately 5 miles to the North West of the larger market town of Cinderford and on the edge of the picturesque Wye Valley.

The village benefits from excellent links to local and national road network being in close proximity to the B4234, giving access to A40/M50 to the North and the A4136 to the South.

DESCRIPTION

An impressive former detached School of natural stone to the elevations under pitched tiled roofs. The main features comprise:

- Internal partitioning to create a range of classrooms, office accommodation and WCs
- UPVc Double Glazing throughout
- Outside areas include a tarmac playground to the front and gardens to the rear
- Outbuilding situated in rear garden
- Natural stone walls and fencing to the boundaries
- The property has a floor area of approximately 4,841 Sq ft (449.81 Sq m) and the site extends to approximately 0.53 acre (0.22 ha)

The property has been most recently been used for educational purposes, however may be suitable for redevelopment, or alternative use, subject to obtaining the necessary consents.



KEY INFORMATION

SERVICES

Mains electricity, drainage and water are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

The property has an Energy Performance Certificate (EPC assessment of G (165)).

RATING

The property is described as 'School and premises' with a rateable value of £4,450 in the 2023 rating list.

QUOTING TERMS

Expressions of interest are invited for the Freehold with vacant possession upon completion.

The property will be sold subject to an 'overage' provision in the event Planning Permission is granted for a higher value use. The overage provision will still be applicable to 'unconditional offers'.

All offers will be subject to a scoring and evaluation assessment undertaken by Gloucestershire County Council Asset Management & Property Services. Further details available from the marketing agents.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

The purchaser will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following the receipt of the contract.

VAT

All figures are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the word 'Kurt' in a large, bold, yellow sans-serif font. Below 'Kurt' is the word 'Wyman' in a smaller, bold, yellow sans-serif font. Underneath 'Wyman' is the text 'Surveyors & Property Agents' in a white sans-serif font. The entire logo is set against a black rectangular background.

Kurt
Wyman
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