

## FOR SALE

# Petrol Filling Station Development Opportunity

Overbrook Garage, Drybrook Road, Drybrook  
Gloucestershire GL17 9JJ



Forecourt Elevation to Drybrook Road

**PRICE REDUCED**



### Contact

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## Location

The site is located on the southern side of the village of Drybrook in West Gloucestershire, approximately 3 miles from Cinderford and 2 miles from Mitcheldean.

Situated on Drybrook Road, the main road through the village, in a predominantly residential area with scattered commercial uses including a pharmacy, butchers, fish and chip shop and primary school.

## Description

The property comprises a former petrol filling station and workshop.

The site is sloped with the forecourt area elevated to road level and a ramp to the rear natural ground level, approximately 2.25 metres lower.

The site benefits from separate access and egress points, allowing free flowing traffic through the site.

The site was closed in 2019 and remains vacant.

## Tenure

Freehold.

## Terms

Offers are invited for our client's freehold interest.

## Planning Consent

Planning consent under reference number P1064/20/FUL has been granted to redevelop the site to provide a petrol filling station with residential above.

Interested parties are advised to make their own enquiries of Forest of Dean District Council.

## Rateable Value

We are advised that the Rateable Value for the property is £10,250 and the UBR for 2023/24 is £49.9p in the £. Interested parties are advised to make their own enquiries of The Forest of Dean District Council.

## Energy Performance

Energy Performance rating – N/A.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Any prospective purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewings

All viewings to be arranged via the sole selling agents.

**Unopposed former petrol filling station and workshop**

**Planning consent for redevelopment to provide modern petrol filling station and convenience store**

**Freehold**



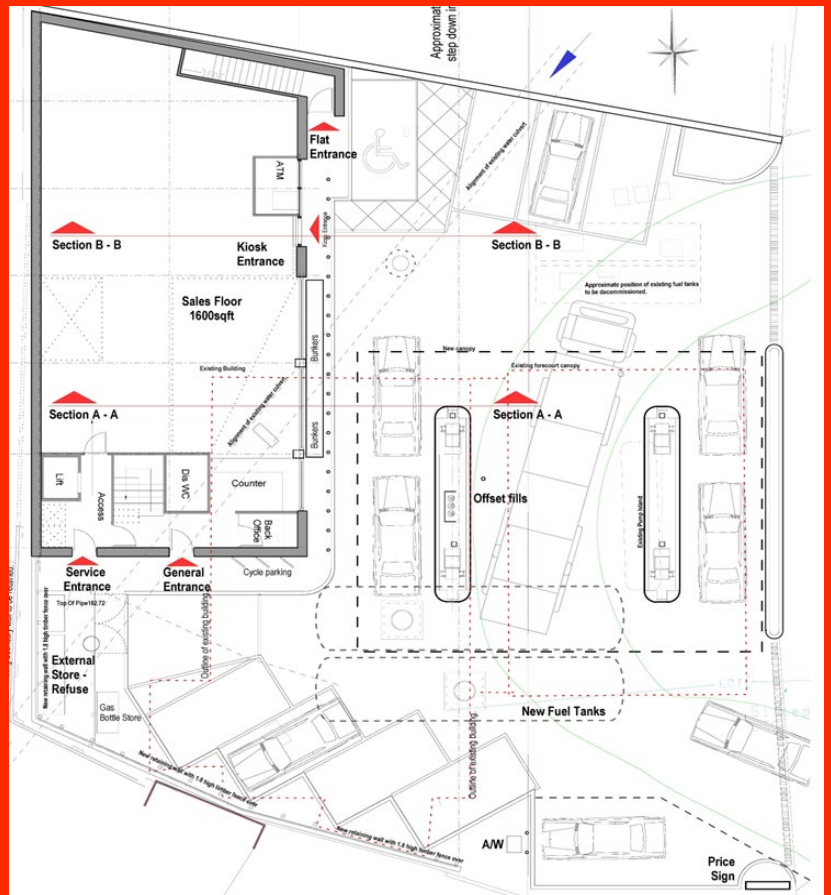
Freehold

## Accommodation

The property comprises the following areas:

	Sq m	Sq ft
Proposed ground floor sales area	148.64	1,600
First floor storage	23.22	250
First floor flat	2 bedrooms	
	Hectare	Acre
Total Site Area	0.08	0.20

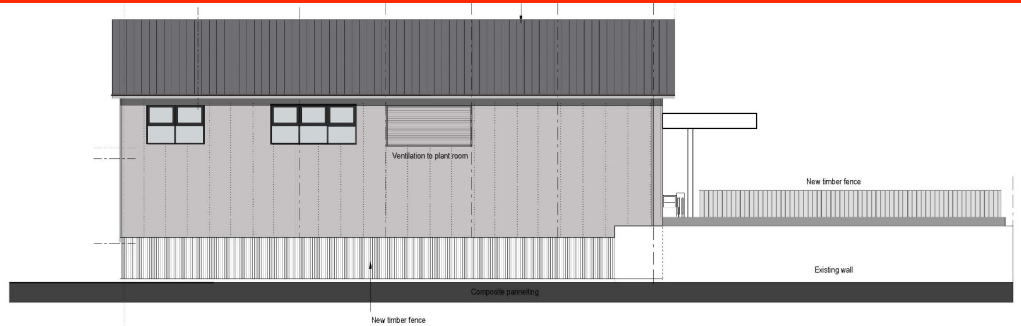
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



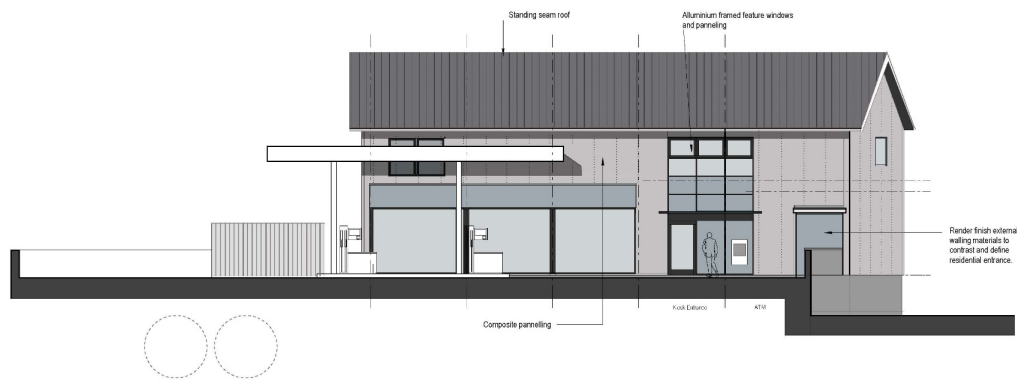
Total Site Area

0.08 hectares

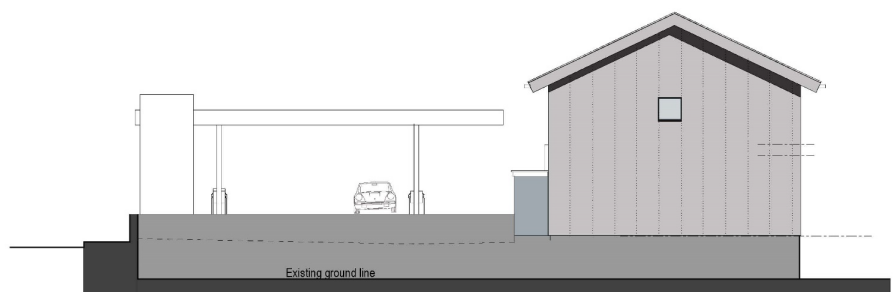
0.20 acres



West Elevation to site boundary



Forecourt Elevation to Drybrook Road





For further details contact:  
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