

**Old Debenhams Field, Estcourt Close, off  
Estcourt Road, Gloucester GL1 3LS.**

- Land
- Gloucester
- For Sale
- 3.08 ha (7.80 acres)





# Old Debenhams Field (Title No. - GR349199)

**Rare opportunity to acquire land in an established residential area. Potential for a variety of uses, STP.**

## Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,538 (2021 Census). It is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5. The link to the M4 is via the A417/419 and a stretch of the road known as the Missing Link is currently being upgraded.

Gloucester Railway Station provides direct services to Bristol, Birmingham and London and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.

The property is situated off Estcourt Close, a cul-de-sac accessed off Estcourt Road approximately 1.5 miles from Gloucester City Centre.

Gloucester is known for its extensive history, iconic cathedral, and its role as a significant port city. Gloucester Cathedral, with its impressive architecture and historical significance, is a major attraction.

The City is also famous for The Docks, which together with the neighbouring Gloucester Quays have been transformed into a vibrant area with residential accommodation, an outlet shopping centre, cinema, a wide range of restaurants, and leisure venues.

A number of significant urban regeneration programmes have been taking place in the City Centre including The Forum on the site of the former Gloucester Bus Depot, which will provide a new 4\* hotel, offices, residential apartments and a multi-storey car park. In addition, the former Gloucester Debenhams Department store is in the process of being repurposed to provide a City Campus for the University of Gloucestershire.

## Description

The property is a triangular shaped area of land extending to approximately total 3.08 ha (7.80 acres). The boundaries comprise a variety of fencing supplemented by mature trees and hedgerows.

A vehicular access is provided via a gated entrance from Estcourt Close. We understand no public rights of way exist across the property.

## Planning

The land has been vacant for a number of years. Planning permission was granted on 26<sup>th</sup> July 2016 (Ref. 15/01190/OUT) for the provision of new student accommodation (up to 200 beds) and a new vehicular access from Estcourt Close - the access has been installed.

Prior to this development, vehicular access was from a strip between numbers 121 and 123 Estcourt Road and this remains. In addition, there is also a gated access from the bridlepath between the property and the Estcourt Park allotments. The full planning history is available to view at [www.gloucester.gov.uk](http://www.gloucester.gov.uk)

An application for an Asset of Community Value (ACV) has recently been declined. Further details are available upon request.

## Services

We are advised that services exist within the locality and confirm that we have not tested any of the service installations. Any prospective purchaser must satisfy themselves independently as to the availability and condition of such items.





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## Terms

The property is offered by way of Private Treaty for the freehold interest with vacant possession and **Final and Best offers are invited by 12pm on Friday 27<sup>th</sup> June 2025**. Consideration will be given to conditional and unconditional offers.

Proposals should be submitted to Simon McKeag by email to [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk) and include the level of offer and any conditions the purchase is subject to.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, ASH will require a purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

## VAT

The property is not elected for VAT.

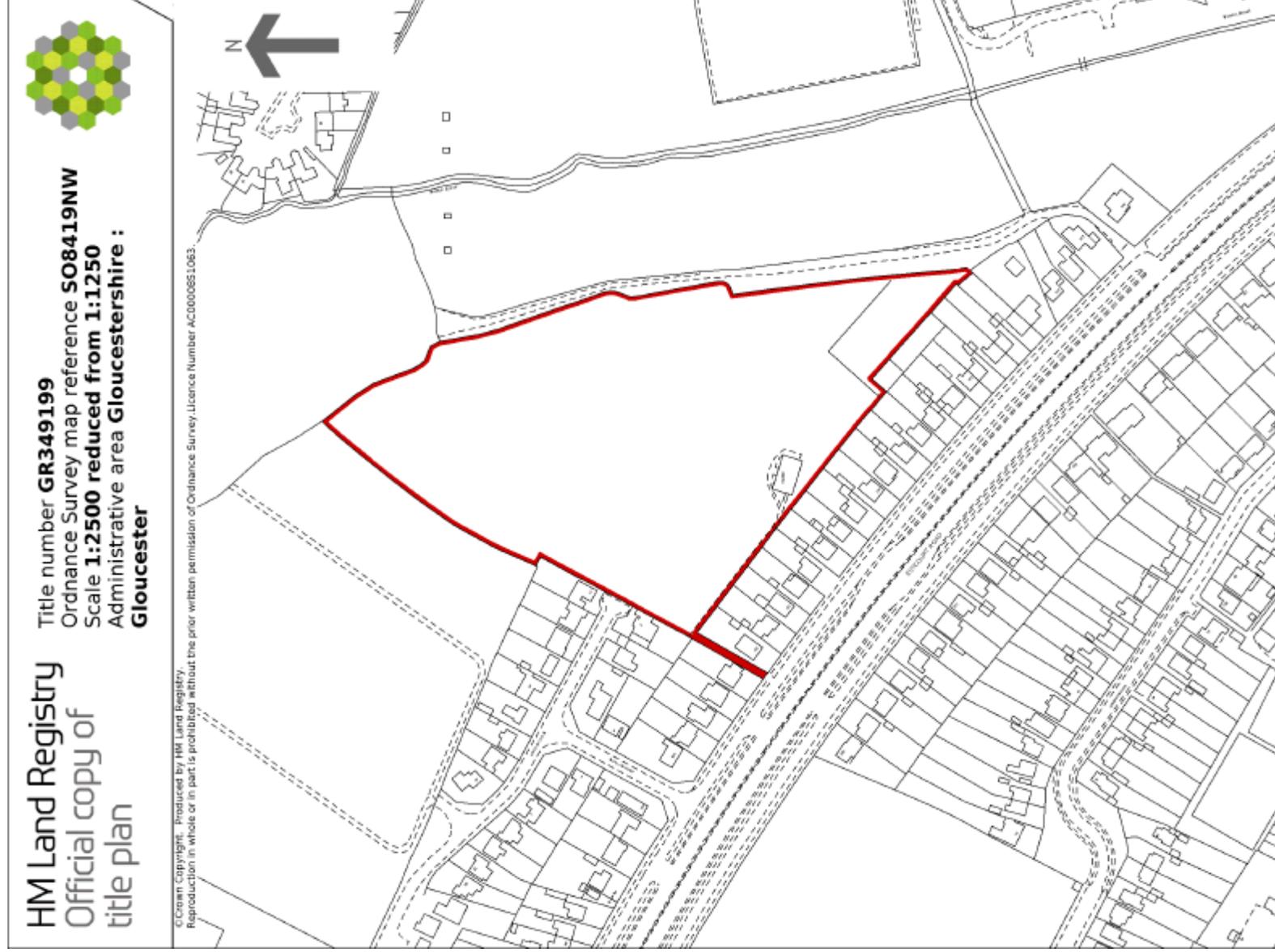
## Professional Fees

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





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# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts



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