

29 NORTH UPTON LANE, BARNWOOD, GLOUCESTER, GL4 3TB

FOR SALE BY INFORMAL TENDER £575,000 FREEHOLD

GLOUCESTER CITY COUNCIL TAX BAND F

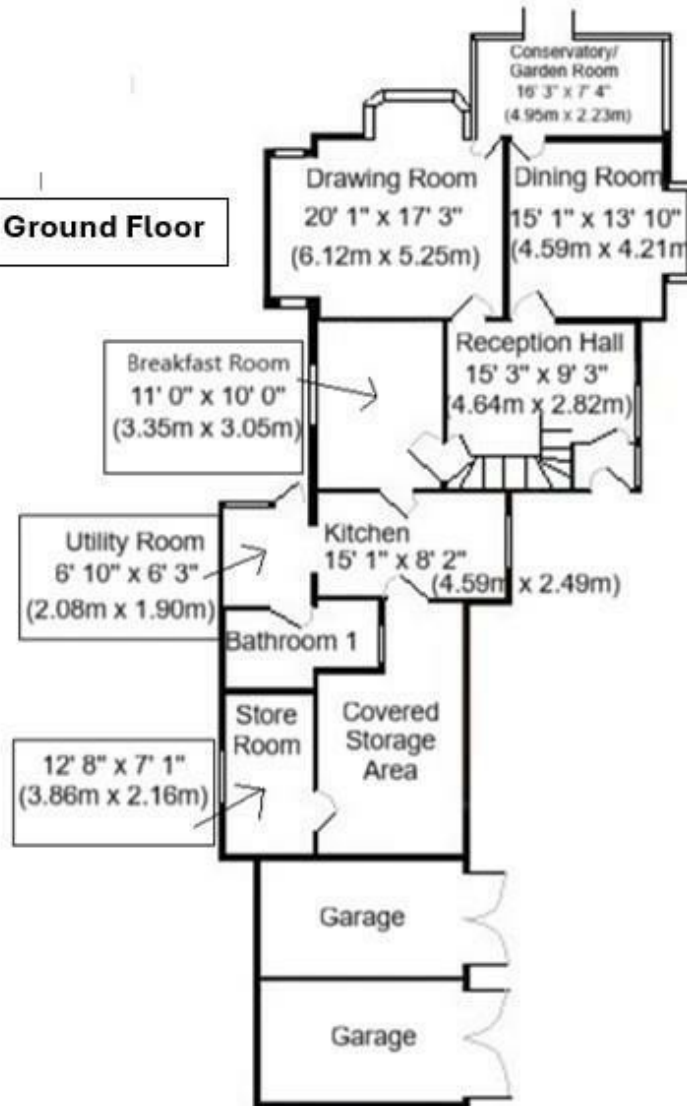
DEVELOPMENT POTENTIAL - Superb opportunity to acquire this large period detached residence which has scope for redevelopment. The property has many character features including period fireplaces, cornicing etc and although requiring updating it is an extremely versatile property offering the chance for someone to create a stunning family home, a family home and business premises and with the parking availability it could potentially be converted into 3/4 luxury apartments, a children's nursery or other business such as dentist, physiotherapist etc.

Due to the plot size and accessibility there is perhaps even scope for a building plot (subject to any consents required).

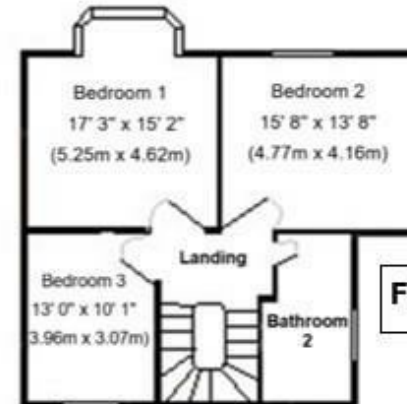
INFORMAL TENDER WITH OFFERS IN WRITING BY CLOSE OF BUSINESS
FRIDAY 6TH FEBRUARY 2026

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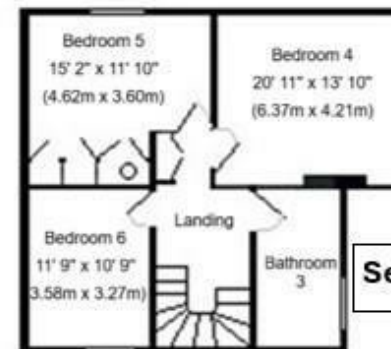
Ground Floor



First Floor



Second Floor



Total approximate floor area
c.3345.2 sq ft (c. 310.8 sq mt)

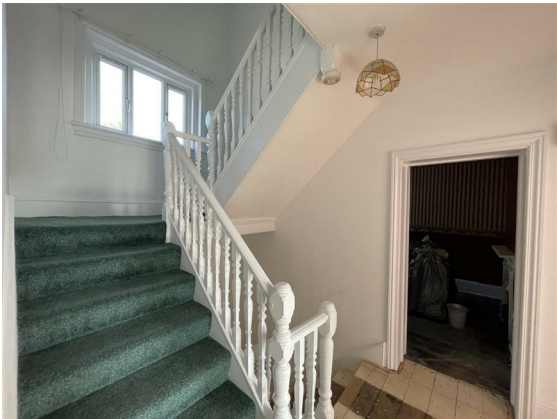
Floorplan for guidance only – not to scale











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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