



Former Our Lady of Victories Catholic Church
Flaxley St, Cinderford GL14 2DJ



DAVID JAMES

Former Our Lady of Victories Catholic Church

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A substantial former church extending to approximately 317.84 m² / 3,421 ft², set within a plot of approximately 0.056 ha / 0.137 acres, providing an excellent opportunity for redevelopment or conversion to residential or commercial uses, subject to the necessary planning consents.

- Former church on Flaxley Street,
- Approx. 317.84 m² / 3,421 ft²
- Plot approx. 0.056 ha / 0.137 acres
- Prominent roadside position
- Residential / commercial redevelopment opportunity

FOR SALE BY PRIVATE TREATY
Offers in Excess of : £150,000

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DESCRIPTION

Former Our Lady of Victories Catholic Church comprises a detached former Roman Catholic church, understood to date from 1939, occupying a prominent position on Flaxley Street in Cinderford. The property is of brick construction beneath a pitched slate roof and displays an attractive stripped Gothic style with Art Deco influences, including arched window openings, exposed brickwork and a spacious open nave/sanctuary arrangement. The property offers strong investment potential and versatility for owner occupiers or investors, as well as an excellent opportunity for redevelopment or conversion to residential or commercial uses, subject to the necessary planning consents.

SITUATION

The property is centrally positioned within Cinderford, one of the principal towns in the Forest of Dean. The High Street forms the main commercial thoroughfare with a mix of local and national retailers, professional offices, cafés and services. The town serves as a hub for the surrounding rural communities and has excellent access to the wider region via the A4151, linking to the A40 and M50 for Gloucester, Hereford and the Midlands, and towards Chepstow, Bristol and South Wales via the A48 and M4.

ACCOMMODATION

Internally, the accommodation extends to approximately 317.84 m² / 3,421 ft² and is arranged around the principal former worship space, with raised sanctuary area, entrance/narthex, mezzanine, sacristy, kitchen, confessional box, WC and ancillary accommodation. The building retains much of its ecclesiastical character, with high ceilings, exposed brick walls, brick piers and a vaulted plaster ceiling, providing an impressive and flexible internal space.

Externally, the property sits within a plot of approximately 0.056 ha / 0.137 acres, with pedestrian access, paved areas and grassed surrounds.

PLANNING

We believe the current planning use of the property falls within Use Class F1, being a former place of worship. The property may offer scope for a range of alternative uses, including residential or commercial redevelopment, subject to obtaining the necessary planning consents. Interested parties are advised

to make their own enquiries with Forest of Dean District Council

Description	Approx. m ²	Approx. ft ²
Mezzanine	16.95	182.48
Reception / Entrance Area	11.86	127.65
Main Hall / Nave	262.21	2,822.40
Confessional Box	2.13	22.93
Sacristy / Ancillary Area	19.47	209.57
Kitchen	5.22	56.19
Total Approximate Internal Floor Area	317.84 m²	3,421.24 ft²

TENURE

Freehold with vacant possession

SERVICES

We understand that the property is connected to mains electricity, water, and drainage. Interested parties are advised to make their own enquiries with the relevant utility providers to confirm service connections and capacities.

VIEWING

Strictly by appointment with David James Tel: 01633 880220 or our Joint Agent –
Dave Toombs, dave@toombs.properties.co.uk

LOCAL AUTHORITY

Forest of Dean District Council - 01594 810000

AGENTS NOTES

We are advised that asbestos is present within the basement and boiler room areas. A copy of the asbestos report is available from the selling agents upon request.

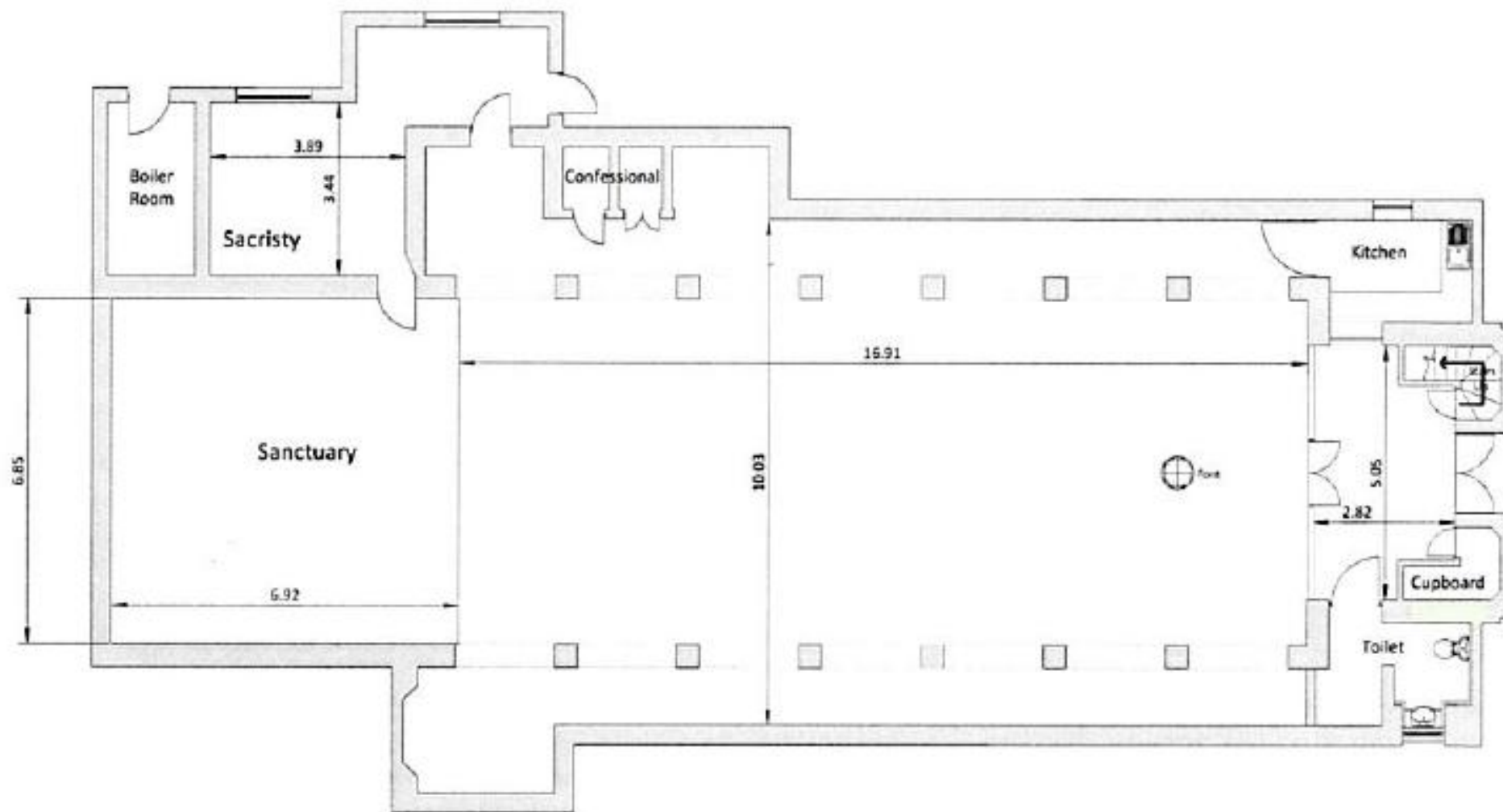
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







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Plotted Scale - 1:1,250