

FOR SALE - RESIDENTIAL DEVELOPMENT LAND

Land at Hill Farm, Hempsted, Gloucester with consent for up to 185 dwellings



Land at Hill Farm, Hempsted, Gloucester, GL2 5LA

LOCATION

The site lies adjacent to the existing residential development in Hempsted, an area encapsulated within the settlement boundary of the City of Gloucester. The site lies circa 1.1 miles from the centre of Gloucester City. The River Severn lies approximately 370m west of the site at its closest point. To the north-west of the land is a residential development off Rea Lane which is nearing completion. The site is bound to the east by Secunda Way – A430, with industrial/commercial areas further to the east. The Gloucester and Sharpness Canal is located within 110m of the site. The south the site is bound by grassland, a barn owl sanctuary/visitor centre at Netheridge Farm. Further south is an existing sewage treatment works surrounded by wooded areas. Gloucester City is estimated to have a population of 132,000. Nearby are recent development schemes by Redcliffe, Newland and Bellway.

- Gloucester City Centre – 1.1 miles
- M5 Motorway Junction 12 – 3.6 miles
- Gloucester Railway Station – 2.4 miles

DIRECTIONS

From J12 of the M5 motorway, head north along the A430 for 0.2 miles, at the roundabout take the third exit onto the A38. Head north for 1.5 miles, continue over the next roundabout north along the A38 until the Cole Avenue main junction. Continue across this junction joining the A430 for some 0.9 miles and the site will be clearly visible to the left-hand side.

NEARBY FACILITIES & AMENITY

- **Hempsted Village** – situated between the city centre and Quedgeley, the village which borders the site provides a primary school, post office, rugby club and church amongst other offerings.
- **Quedgeley** – a large suburban town is located some 1.5 miles to the south of the parcel providing supermarkets, retail and schools.
- **Gloucester Docks & Designer Outlet Village** – to the northeast of the site is the regenerated Gloucester Docks and designer outlet village providing restaurants, shops and leisure facilities.



Outline Planning Permission for up to 185 dwellings

SITE DESCRIPTION

The application site comprises three fields in arable agricultural use and extends to approximately 30.19 acres (12.22 Hectares). The site is well contained by existing hedgerows and trees, which obscure the site from the nearby roadways on the west, east and northern boundaries, as well as existing homes to the north. South of the site is further agricultural land. The site is located on a south-facing slope and slopes down southwards from the northern boundary. To the south of the parcel is an existing attenuation basin serving the bypass. A public right of way runs along the eastern edge of the site and connects to another that follows Hempsted Brook.

PLANNING

The site is located within the jurisdiction of Gloucester City Council. The land has been subject to a promotion agreement in order to achieve planning consent.

An outline planning application for the erection of up to 245 residential dwellings under application ref 20/00315/OUT was submitted on 26 March 2020. Through discussions with the Council, the application was subsequently reduced to up to 215 dwellings and, most recently to 185. The application was subsequently refused at committee.

An appeal decision dated 29 September 2022 ref APP/U1620/W/22/3296510 allowed 'Outline Planning Permission for up to 185 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane, with all matters reserved except for means of vehicular access at land at Hill Farm, Hempsted Lane, Gloucester, Gloucestershire GL2 5LA, in accordance with the terms of the application Ref 20/00315/OUT'.

The consent is subject to a Unilateral Undertaking. The site has recently been subject to an extensive detailed archaeological strip and intrusive ground investigations.

The appeal site falls within a cordon sanitaire, however, it has been demonstrated that residents will not be adversely effected by smell and the dated cordon policy has been varied as part of the emerging Local Plan. Technological advancements at NSTW have taken place and practices changed. Please see the data pack for detailed information in this regard.

PROPOSED SCHEME

The framework plan provides for up to 185 residential dwellings, of which 9.95 acres are for 161 dwellings at 40 dph and low density development of 1.68 acres for 24 dwellings at 35 dph. There is 18.55 acres of green infrastructure. A new access is proposed along Hempsted lane, with tree lined streets, pedestrian links to Secunda Way, community orchard, swales, drainage basin, informal parklands, woodland planting, LEAP, NEAP and MUGA. In the public open space there will also be a kickabout area.

UNILATERAL UNDERTAKING

The application is subject to a signed Unilateral Undertaking dated 8th September 2022. The agreement provides for planning obligations of provision of:

- **20% Affordable Housing** – 26% affordable rent, 40% social rent and 34% affordable home ownership.
- **Formal Sport Contribution** - £500,000
- **Highway Improvement** - £3,000
- **Libraries** - £196 per dwelling.
- **Secondary Education** (formula based)
- **Travel Plan and Deposit** - £90,850
- **Monitoring Fees** – as per the agreement.

A copy of the completed agreement is provided in the data room. The sums will be subject to indexation.

COMMUNITY INFRASTRUCTURE LEVY

A CIL rate of £46.40 per square metre (2022 Index/Charging Schedule) will be sought against the open market units.

SERVICES

Service connection quotes, capacities and locations are detailed in the online Data Room. A gas pipeline crosses the subject site and is provided for in the framework plan. A pumped foul rising main runs inside the eastern hedgerow. Please see the constraints plan.

VAT

VAT will be be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 9th February 2023**.

Tenders should be submitted to William Matthews by email: william.matthews@brutonknowles.co.uk

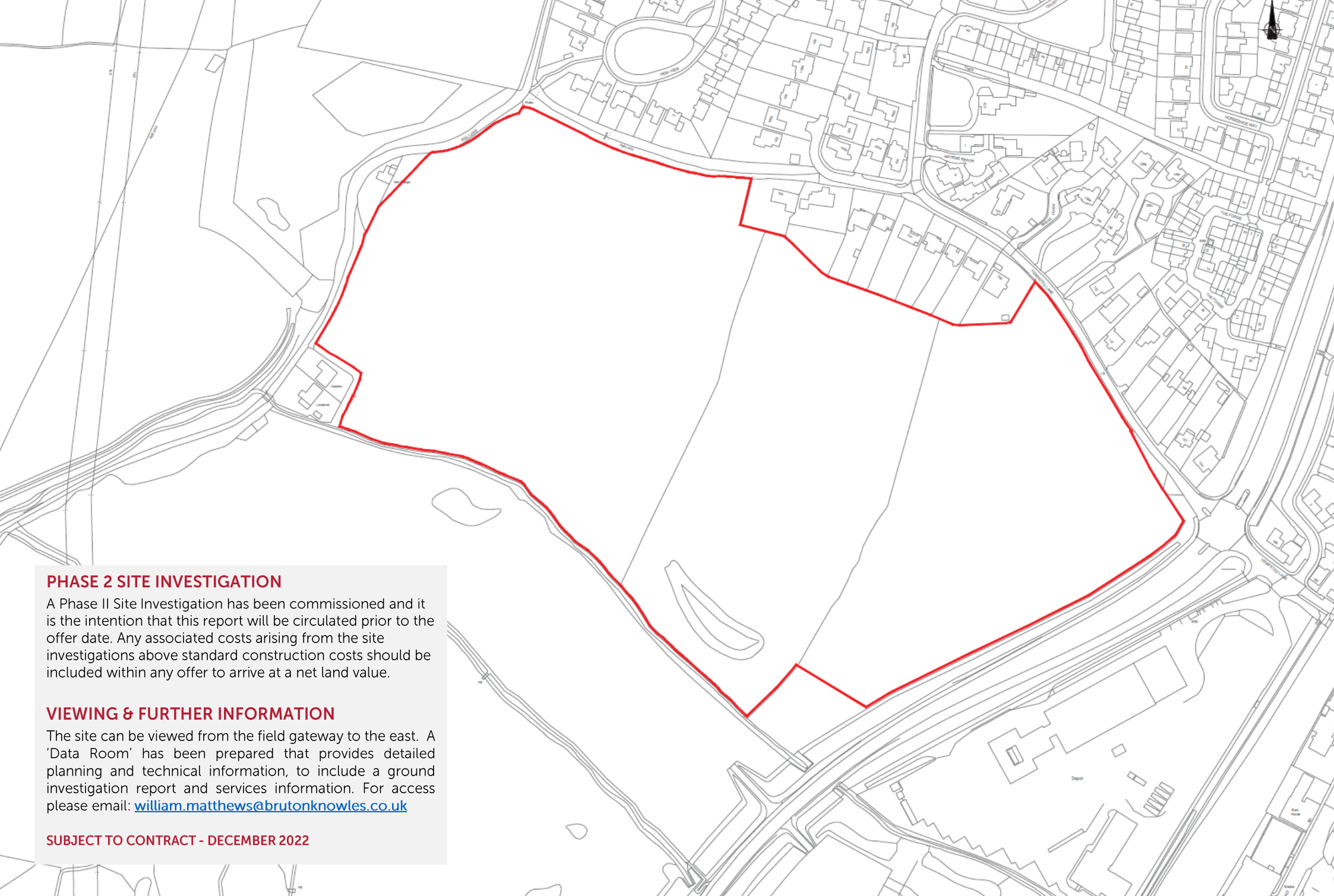
LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £15,000 plus VAT for the landowner's costs will be required.

The existing attenuation basin is subject to rights of access for maintenance and associated restrictions. It is assumed that parties will incorporate the existing basin into a scheme and retain access for third party management. The developer is advised to take legal advice on this, or alternatively may chose to avoid locating plots, roads etc in the restricted area. Please see the Data Room for details.

LETTERS OF RELIANCE

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports. A schedule of the letters that will be provided can be found in the data room. The letters are in a final form and bidders will be required to confirm that they will not seek amendments.



PHASE 2 SITE INVESTIGATION

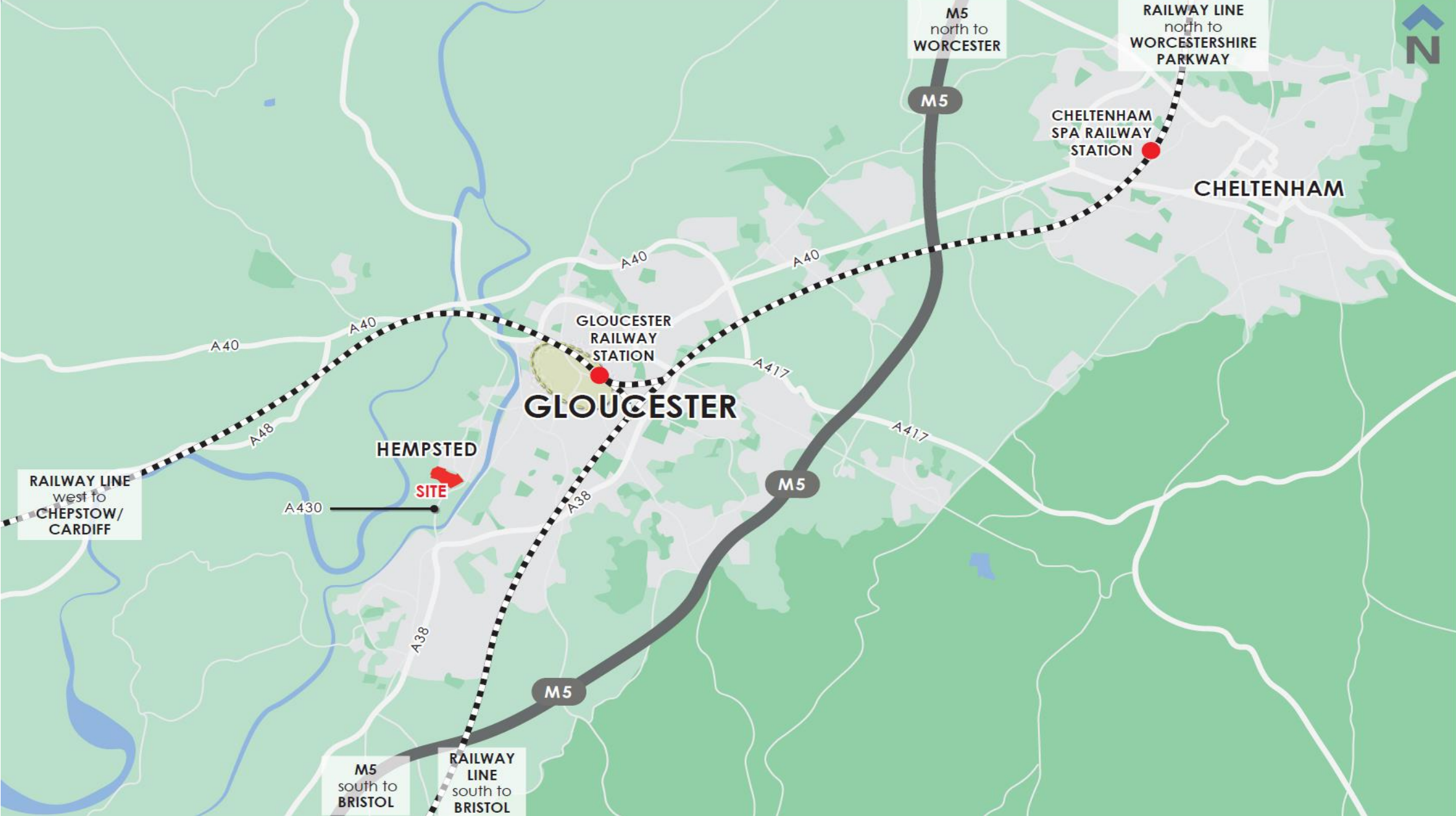
A Phase II Site Investigation has been commissioned and it is the intention that this report will be circulated prior to the offer date. Any associated costs arising from the site investigations above standard construction costs should be included within any offer to arrive at a net land value.

VIEWING & FURTHER INFORMATION

The site can be viewed from the field gateway to the east. A 'Data Room' has been prepared that provides detailed planning and technical information, to include a ground investigation report and services information. For access please email: william.matthews@brutonknowles.co.uk

SUBJECT TO CONTRACT - DECEMBER 2022





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