



Minchinhampton

Cirencester Road

LAND AT THE KNAPP
MINCHINHAMPTON | STROUD | GLOUCESTERSHIRE





LAND AT THE KNAPP

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THE LAND AT THE KNAPP HAS POTENTIAL FOR AN EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR AN AFFORDABLE HOUSING SCHEME, AND OFFERS ARE INVITED FROM DEVELOPERS FOR A SUBJECT TO PLANNING CONDITIONAL SALE OF THE SITE

Land at The Knapp is situated on the northern edge of the beautiful settlement of Minchinhampton, located between the towns of Stroud and the Cotswold towns of Tetbury & Cirencester. The site is conveniently accessed a short distance from the Cirencester Road and lies adjacent to the existing residential developments of Vosper Croft & The Tynings.

Powells are instructed to invite offers from affordable housing developers for the sale of the site on a conditional 'Subject to Planning' basis.

- Superb location within the vibrant Market Town of Minchinhampton •
 - Minchinhampton benefits from strong community facilities & amenities •
 - Excellent connectivity direct from Minchinhampton to the urban centres of Stroud, Tetbury & Cirencester •
 - Very conveniently situated site for the core facilities & amenities within the settlement •
 - Prime development opportunity for an affordable housing scheme development •
- Development site area – approximately 1.63 hectare (4.02 acres) •
- Offered for Sale on a Conditional Subject to Planning Contract for a Affordable Housing Scheme •

Stroud 4 miles • Tetbury 6.5 miles • Cirencester 10.3 miles
M5 (J.13) 8.4 miles • M4 (J.17) 17.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

SITE INFORMATION

Planning Status / Development Opportunity: The Site is located within the planning jurisdiction of Stroud District Council. The site is located outside, yet adjacent to the settlement development boundary, however the opportunity exists for an affordable housing scheme to be potentially secured for assisting to meet the affordable housing need within the settlement of Minchinhampton.

The current Local Plan was adopted in November 2015. Policy HC4 of the Local Plan supports the provision of Affordable Housing at exception sites to meet local affordable housing needs adjoining settlements such as Minchinhampton, provided the site is not subject to any overriding environmental planning constraints. The site is situated, like the majority of Cotswold settlements, within the Cotswold Area of Outstanding Natural Beauty (AONB). The Local Plan is currently at its Local Plan Review, and this was submitted to the Planning Inspectorate for Examination in October 2021.

A developer was unsuccessful with a previous planning application & appeal in 2021/2022, with the dismissal of this scheme being attributed to the overall masterplan design and quantum of development sought (35 dwellings) and resulting lack of green infrastructure & landscaping. It was considered on balance to not provide enough of a respectful consideration of the AONB setting. The previous planning application reference is S.20/2667/FUL (Appeal Reference APP/C1625/W/22/3300819).

It is considered that a landscape led design for a reduced quantum of development, emphasis on the exceptional circumstances and local affordable housing need, could well lead to a successful scheme being consented.

Services: All interested parties should satisfy themselves to the availability and connection costs for all services & utilities to the site and rely upon their own enquiries.

Wayleaves & Easements & Rights of Way: The Vendors will retain the right for all appropriate wayleaves & easements required for the connection of services & utilities to serve their retained land adjoining the north of the site. The supply and connection of any required services & utilities to the retained land whilst the development site is being built out, can be discussed with the successful developer to prevent any future interruption for the connection of utilities.



INVITATION OF OFFERS – SUBJECT TO PLANNING

Land at The Knapp is available For Sale by Informal Tender with conditional offers, subject to planning consent, invited for the site. Please review the Marketing Information Letter that accompanies this Brochure for full details of the tender process & tender deadline.

The proposed Conditional 'Subject to Planning' Contract for an affordable housing scheme only is proposed for a Contract Period of 18 months with a 6-month Extension Period if awaiting determination of a planning application/appeal.

A non-refundable, yet deductible from the agreed Sale Price, Deposit of £20,000 will be required to be paid upon the exchange of conditional subject to planning contract. This for covering the professional & legal fees incurred by the Vendors.

All offers submitted will be Subject to Contract. The selected developer will be required to enter into the Conditional Subject to Planning Sale Contract within six weeks of Solicitors being instructed.

In preparing an offer for the acquisition of the freehold site, subject to planning consent, all parties are to include the following information;

- Company name of the Developer and details of the legal entity proposing to purchase the site;
- Outline of company planning & development experience including experience of the successful delivery of other affordable housing schemes;
- Confirmation of 18-month Contract Period and 6 month Extension Period (if required);
- Confirmation of Contract conditional upon securing planning consent only;
- Confirmation of a non-refundable, yet deductible, Deposit of £20,000 is payable upon Exchange of Contracts;
- Proposed Purchase Price upon completion (fixed price offers invited);
- Completion to take place eight weeks of the date planning consent is granted;
- Confirmation that full funds are in place for completion of a sale (no deferred payments will be considered)

VAT: The VAT position is to be confirmed.

Expressions of Interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is available from the highway. All applicants are to exercise due care and attention when conducting a site walk over.

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2024.