

FOR SALE - Allocated Residential Land

Down Ampney, Cirencester

Land at Duke's Field, Down Ampney, Cirencester, GL7 5PQ

For Sale on behalf of



Allocated Greenfield Land for Residential Development extending to approximately 1.25 acres (0.51 ha)



Duke's Field, Down Ampney, Gloucestershire

A rare opportunity to acquire an allocated parcel of land in the Gloucestershire village of Down Ampney.

LOCATION

The land lies within the village of Down Ampney, Gloucestershire. Transport links to the site are good with the A417/A419 trunk roads, some 2 miles distant, which provides easy access to Cirencester and the M4 and M5 Motorways. Down Ampney is an attractive Cotswold village with amenities to include a post office/shop, primary school, tennis courts and a village hall.

Cirencester Town Centre – 7 miles distant
Kemble Railway Station – 10 miles distant
M4 (Junction 15) – 14 miles distant

DESCRIPTION

The site comprises a parcel of level, roughly square shaped open area of grassland, bordered on two sides by a low-level hedgerow. To the north and west of the land lie existing attractive housing developments, with agricultural land to the east of Oak Road and an area of deciduous woodland to the south (Scrubs Copse). The site is accessed via a private road (Dukes Field), which is owned by the landowner and provides access to several existing dwellings.

PLANNING

The subject site is situated within the planning jurisdiction of Cotswold District Council, as set out within the Cotswold District Local Plan 2011-2031, which was adopted in August 2018. The subject site forms part of Policy S4 of the Local Plan for Down Ampney, consisting of three allocated housing development sites.

The site is not contained within a sensitive landscape area or in an area of flood risk, and it should be considered that any possible future development of the site would accord with the Cotswold District Local Plan.

The site is allocated for 10 residential dwellings.

SERVICES

Mains electricity, water, gas and drainage are understood to be located for connection in the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

There is a Deed with Cirencester RDC dated 23/5/1949 for a water main which passes through this land (both GR221862 and GR390503). This is likely to be redundant however, as the houses facing the private road appear to have been built over the route

METHOD OF SALE

The land is offered for sale by Informal Tender, with unconditional and conditional 'subject to planning' offers invited.

Bids should be in accordance with the financial proposal form contained within the 'data pack'. Bidders should provide proof of funds with their offer.

Tenders should be submitted to Harry Breakwell by email to harry.breakwell@brutonknowles.co.uk by **Noon Friday 18th September 2020**.

VAT

VAT will not be chargeable on the purchase price.

GUIDE PRICE

No formal guide price is set for the site, with conditional (subject to planning) and unconditional offers being invited by the tender date.

PROFESSIONAL COSTS

The purchaser is to contribute £5,000 + VAT towards the landowner agent costs, payable at exchange.

TENURE

The site is offered Freehold with Vacant Possession.

FURTHER INFORMATION

A data room has been prepared that provides information on the method of sale, indicative plans, local plan information and an ecological appraisal.

Please email jack.mouldsdale@brutonknowles.co.uk for further information.

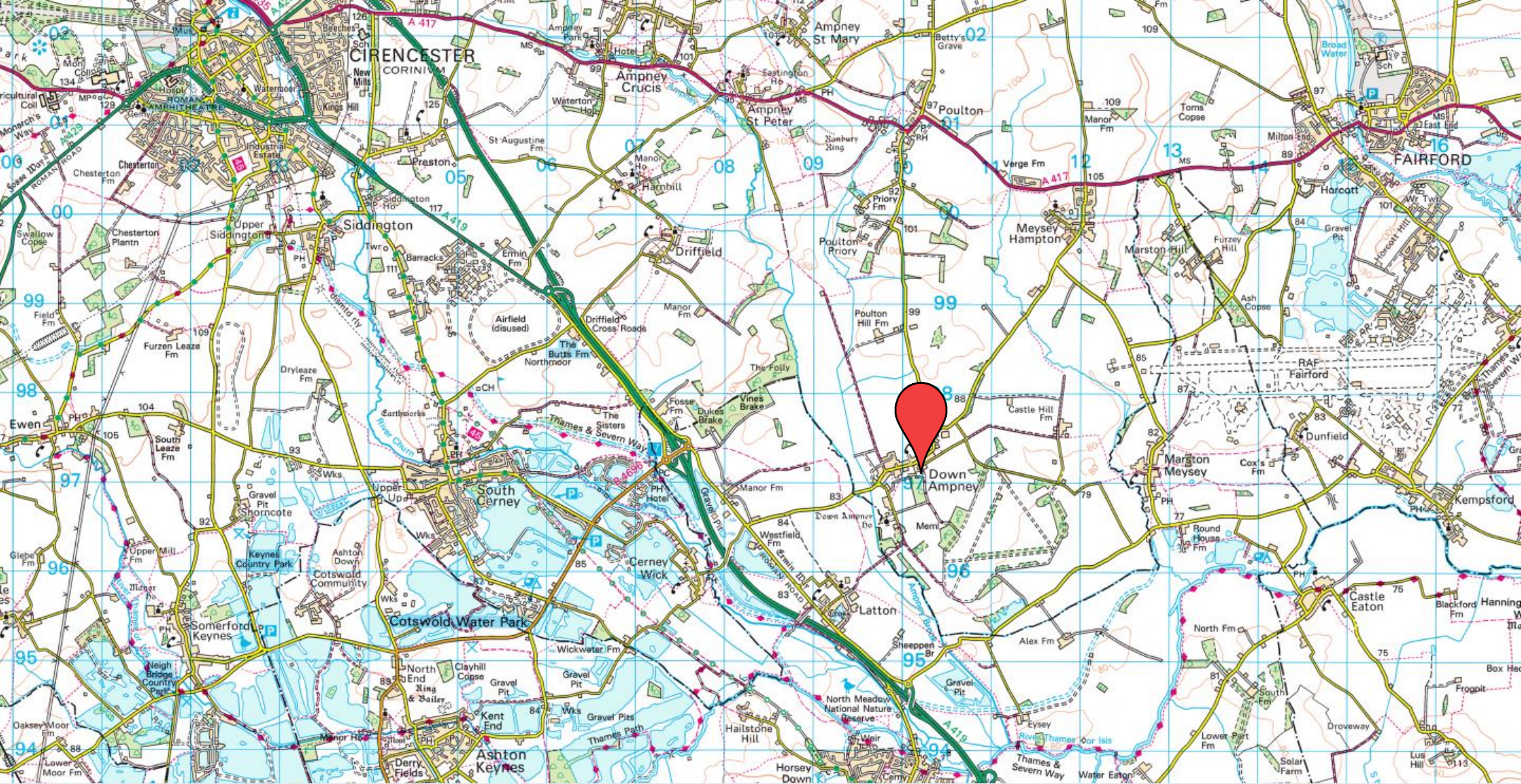
VIEWING

The site can be viewed from the existing agricultural gateway off Duke's Field. Access by appointment please.

SUBJECT TO CONTRACT

AUGUST 2020





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