

STRATEGIC LAND

Land off A417, Maisemore, Gloucestershire

Site Area: Approximately 8.70 acres (3.52 Ha)

BK | Bruton
Knowles

est. 1862

A417

Rectory Gardens,
Newland Homes – 28
units built out

Strategic Land at Maisemore



LOCATION

The site is located on the south-western edge of the village of Maisemore, approximately 3 miles north west of Gloucester City Centre. The site lies to the south of the A417 which runs through the centre of the village running east to west as the main thoroughfare.

Transport links to the village are very good with the A417 providing direct access into Gloucester, connections to J2 of the M50 and the A40 to the Forest of Dean and J11 of the M5 at Cheltenham. There are regular bus services off the A417 into Gloucester and the nearby villages Hartpury and Ashleworth. Maisemore benefits from a public house of Nepalese cuisine, village hall and a MUGA sports area. Neighbouring villages provide small schools and local shops, with Gloucester offering a wide range of amenities.

DESCRIPTION

The site comprises approximately 8.70 acres (3.52 hectares) of agricultural land lying adjacent to the A417 leading out of the village towards Hartpury. To the south west of the site, the bordering parcels of land fall away to the Leadon River Valley, beyond which the land rises to Lassington Hill and the village of Highnam. This land is also within the landowners ownership. The eastern, southern and western boundaries are lined with hedgerows and there are a cluster of mature trees situated in the north eastern corner of the site.

The site is easily accessible by road, with vehicular access provided via an established gated entrance in the north eastern corner of the site.

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. The village of Maisemore is categorised as a "service village" as per the adopted Joint Core Strategy (JCS) which sets out the strategic planning framework for areas within Gloucester City Council, Cheltenham Borough and Tewkesbury Borough Council. The JCS was adopted in 2017 and is now undergoing a review.

A recent appeal decision (March 2021), stated that Tewkesbury Borough Council have a Housing Land Supply of 3.83 years.

To the south east of the site, outline permission was granted on the 15th July 2021 for the development of 8 dwellings, planning ref: 20/00212/OUT. Outline planning permission was recently approved for 33 units opposite the site, planning ref: 19/00676/OUT.

A submission of the land has been made to Tewkesbury Borough Council under the Call for Sites Joint Core Strategy review.

TERMS

The site is available for promotion via an Option or Promotion agreement, and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees

Offers should be received by Bruton Knowles by **Noon on Friday 29th April** via email to: harry.breakwell@brutonknowles.co.uk

To register your interest, please email jack.moulsdale@brutonknowles.co.uk

Bruton Knowles LLP

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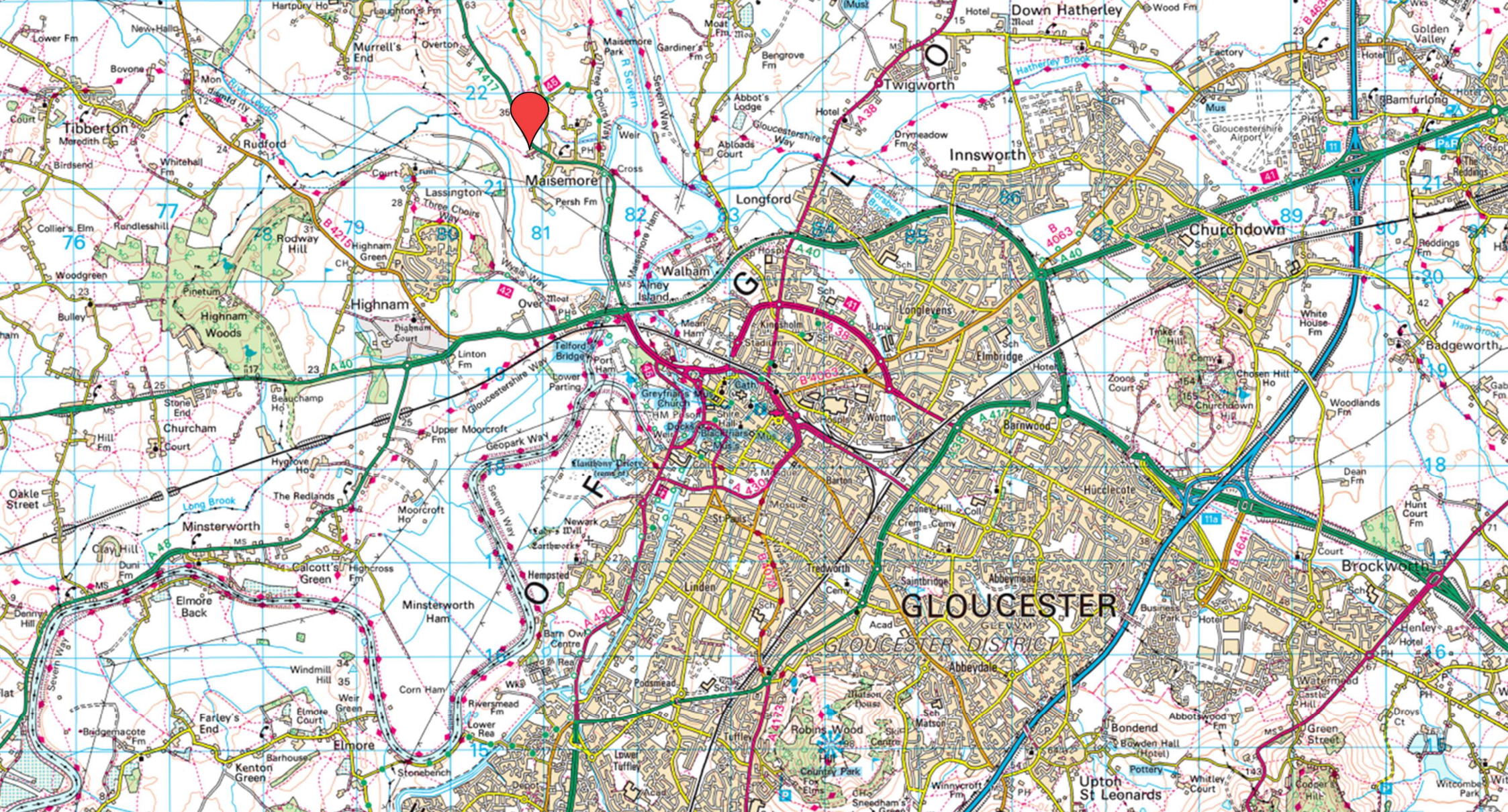
VIEWING

Viewing by prior appointment only.

SUBJECT TO CONTRACT

MARCH 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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STRATEGIC LAND

BK Bruton Knowles

est.1862

Land at Eastington, Gloucestershire, GL10 3AQ

Site Area: Approximately 119 Acres (48 Ha)

M5

Plan is indicative and not to scale

Strategic Land



LOCATION

The site is located on the southern side of Bath Road within the village of Eastington, Gloucestershire. The village lies some 4 miles west of Stroud and 9 miles south of Gloucester. The village benefits from a good level of amenities, to include a butchers, several public houses, a Co-Op, garage, village hall and primary school. The town of Stonehouse is situated 1 mile north west of the village, offering a wider range of schools, shops, and employment opportunities.

The area is conveniently located, with Junction 13 of the M5 motorway some 1.5 miles to the north via the A419 which also provides access to Stroud and the A38 to Gloucester and Bristol.

Stonehouse Railway Station provides local and national rail links including regular train services to London.

DESCRIPTION

The site comprises of multiple parcels of pasture land extending to approximately 119 acres. There are a number of modern agricultural buildings on the northern boundary along with Green Farm bungalow. The site is accessible from Bath Road to the north, which runs through Eastington. Boundaries are delineated by mature hedgerows to the west and south, with residential development to the north.

Part of the land is unregistered, however land to the east, extending to approximately 64 acres is registered (Freehold Title No. GR296723).

PLANNING

The subject site is situated within the planning jurisdiction of Stroud District Council. Stroud District are currently reviewing the Local Plan which was submitted to the Planning Inspectorate for Examination on the 25th October 2021. In Spring 2022, it is envisaged that there will be a consultation on any proposed modifications to the plan, with formal adoption expected for Autumn 2022.

The site adjoins the settlement boundary to the north. A small section of the site to the southern boundary sits within flood zone 2 and 3.

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner

Alternatively, the landowner may consider Freehold offers to include uplift terms in the event the land secures planning permission.

Offers should be received by Bruton Knowles by **Noon on Thursday 5th May 2022** via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

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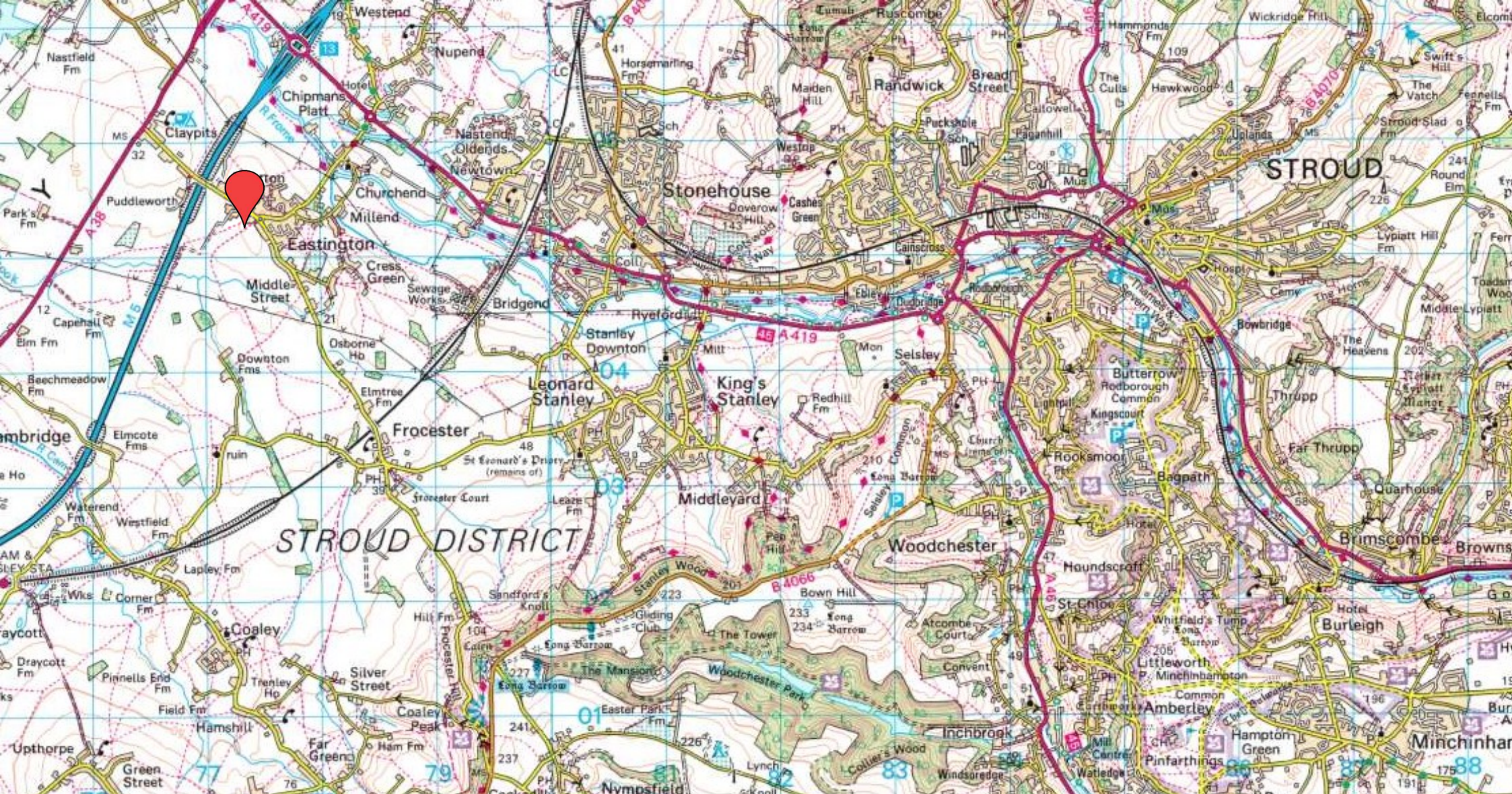
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