

RESIDENTIAL DEVELOPMENT LAND

Land at Alvington, Lydney

Land off Clanna Road, Alvington, Lydney, GL15 6BD

Reserved Matters Approval for 11 Dwellings within 1.31 Acres (0.53 Hectares)

BK

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Knowles

est.1862



Land at Alvington, Lydney

LOCATION

The site is situated on the north eastern edge of Alvington, a small village in the Forest of Dean, some six miles north east of Chepstow. Access to the scheme is provided of Clanna Road, which itself connects the site to a number of rural settlements to the west including Hewelsfield and Brockweir, with wider links to Gloucester to the north and Chepstow and the M48 to the south provided via the A48.

The immediate area benefits from several public houses and a petrol station, which also acts as the village shop. A few miles to the north lies Lydney, with a variety of retail, employment and leisure amenities. Gloucester provides a greater offering further to the north.

- Junction 3 M50 – 3 miles
- Chepstow and Train Station – 6 miles
- Bristol – 24 miles

DESCRIPTION

The site extends to approximately 1.31 acres. The south western boundary of the site fronts onto Clanna Road with a mature hedgerow. Open farmland extends to the north east, which is also within the landowner's ownership. The initial part of the site near to the road is relatively flat with the land gently rising to the north east. Boundaries are formed by stock proof fencing and hedgerows.

Access to the site is provided by an existing agricultural gateway off Clanna Road.

PLANNING

The Local Authority is the Forest of Dean District Council.

P1772/18/APP | Approval of Reserved Matters for the development of 11 dwellings with new access created on to Clanna Road (appearance, landscaping, layout and scale) as per planning application **P1494/15/OUT** and allowed under appeal reference **APP/P1615/W/16/3153161**.

PROPOSED SCHEME

The latest Reserved Matters Layout Plan ref: P1772/18/APP, Drawing no. 2_101 Rev F, provides for a total 11 units, with 6 unit types. 7no. dwellings are to be private accommodation with the remaining 4no. dwellings as 1 bed apartments for socially rented and affordable accommodation.

Type	Plot Numbers	Form
Type A	1	5 Bed Detached
Type B	3,6	4 Bed Detached
Type C	4,7	4 Bed Detached
Type D	2	4 Bed Detached
Type E	5	4 Bed Detached
Type F	8,9,10,11,12	1 Bed Apartment

Pre-Commencement Conditions have been discharged including 6, 7, 8, 9, 10, 11, 12, 13 and 14.

Home owners will be responsible for the upkeep of the road. This will be carried out by an appointed company who will also manage the attenuation ponds and play equipment on site.

SECTION 106 SUMMARY

The consent is subject to an agreed Unilateral Undertaking dated 6th September 2016. Contributions comprise:

- Primary Education Contribution - £33,987
- Secondary Education Contribution - £31,099
- Recreational Provision Contribution - £32,571
- Total Costs - **£97,657** or **£8,877.91** per unit.

SERVICES

We understand that mains services are available for connection within the vicinity. Purchasers should satisfy themselves as to services, we have not carried out any tests in this regard.

TERMS

The site is offered For Sale by Informal Tender.

Tenders should be submitted to Harry Breakwell by email: harry.breakwell@brutonknowles.co.uk by **Noon Tuesday 8th June 2021**.

Bids should be in accordance with the 'Financial Proposal Form' which can be provided upon request.

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A legal undertaking of £7,500 + VAT for the landowner's abortive legal fees will be required.

VAT

VAT will not be chargeable on the purchase price.

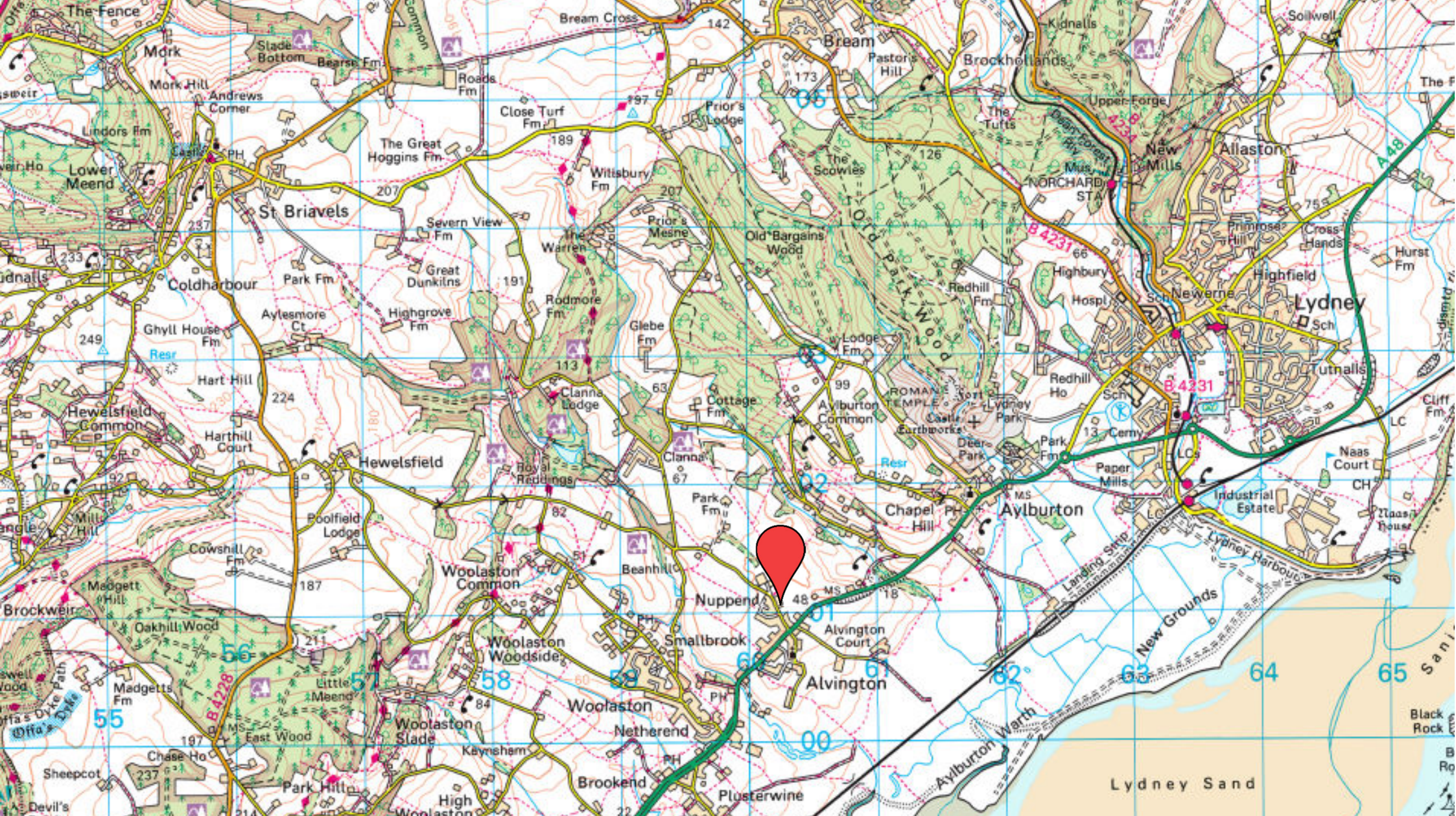
VIEWING & FURTHER INFORMATION

The site can be viewed from the agricultural gateway off Clanna Road.

SUBJECT TO CONTRACT

APRIL 2021





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