

# RESIDENTIAL DEVELOPMENT LAND

## Twigworth, Gloucestershire

Land off Down Hatherley Lane, Twigworth, Gloucestershire GL2 9PU

Resolution to Grant Outline Planning Permission for up to 32 Dwellings within 2.87 Acres (1.16 Hectares)





# Land off Down Hatherley Lane, Twigworth, Gloucestershire

## LOCATION

The site is located within the Gloucestershire village of Twigworth, to the south of Down Hatherley Lane at its junction with the Tewkesbury Road (A38). Gloucester city centre is located approximately 2.5 miles to the south west of the site, and the centre of Cheltenham is approximately 6.2 miles to the east. Vehicular access is to the north of the site off Down Hatherley Lane.

## DESCRIPTION

The site comprises a broadly rectangular shaped parcel of agricultural land. The gently sloping site from east to west, is bounded by a small hedgerow to the north and north western boundaries, along with a large oak tree situated to the north west. Vegetation borders the eastern boundary, with residential development beyond. The southern boundary comprises a mixture of mature trees, an established hedgerow and timber fence to the south west. Norton Garden Centre, which includes a small area of scrubland, borders the southern boundary.

- Up to 32 Residential Units
- 2.87 Acres (1.16 Hectares)

## PLANNING

**19/00771/OUT** – A Resolution to Grant Outline Planning Permission for the erection of up to 32 dwellings with access from Down Hatherley Lane, including the provision of affordable housing, public open space and associated works to include a foul pumping station and attenuation basin. The Local Planning Authority is Tewkesbury Borough Council.

## PROPOSED SCHEME

The Illustrative Masterplan provides for up to 32 dwellings as well as an area of public open space, foul water pump station, LAP and an attenuation basin. It is proposed to provide a mix of dwelling types from 1 bed bungalows to 4 bedroom houses with a variety of house types, see accommodation schedule below;

## SERVICES

A Utilities Assessment has been commissioned by the promoter. A copy of this is provided within the Data Room.

## SCHEDULE OF ACCOMMODATION

House Type	Number of Units	Market / Aff
1 Bed Maisonette	2	Private
2 Bed / 2 Storey	4	Private
3 Bed / 2 Storey House	7	Private
3 Bed / 2 Storey House	4	Private
4 Bed / 2 Storey House	4	Private
1 Bed Bungalow	1	Affordable Rent
2 Bed / 2 Storey House	4	Affordable Rent
3 Bed / 2 Storey House	2	Affordable Rent
4 Bed / 2 Storey House	1	Affordable Rent
2 Bed / 2 Storey House	1	Shared Ownership
3 Bed / 2 Storey House	2	Shared Ownership

## SECTION 106 SUMMARY (Please see data room for draft S.106)

The S.106 agreements for the site are currently under negotiation. Please refer to the committee report in the data room for the likely planning conditions and financial contributions. Pertinent points for consideration are as follows:

- 35% Affordable Housing
  - 73% Affordable Rent
  - 27% Shared Ownership
- Library Contribution -£6,272
- Education – Pre-school - £144,873.60
  - Primary - £197,993.93
  - Secondary - £124,736.00
- Recycling Contribution - £2,336

## COMMUNITY INFRASTRUCTURE LEVY - CIL

A CIL rate of £35 per square metre will be sought against the open market units. Rate subject to indexation.

## VAT

VAT will be chargeable on the purchase price.

## TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Tenders should be submitted to [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk) by email: [harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Tuesday 29<sup>th</sup> June 2021**.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £13,500 Plus VAT for the landowner's solicitor costs will be required.

A ransom strip will be retained along the southern boundary, including all required rights to connect into the access road.

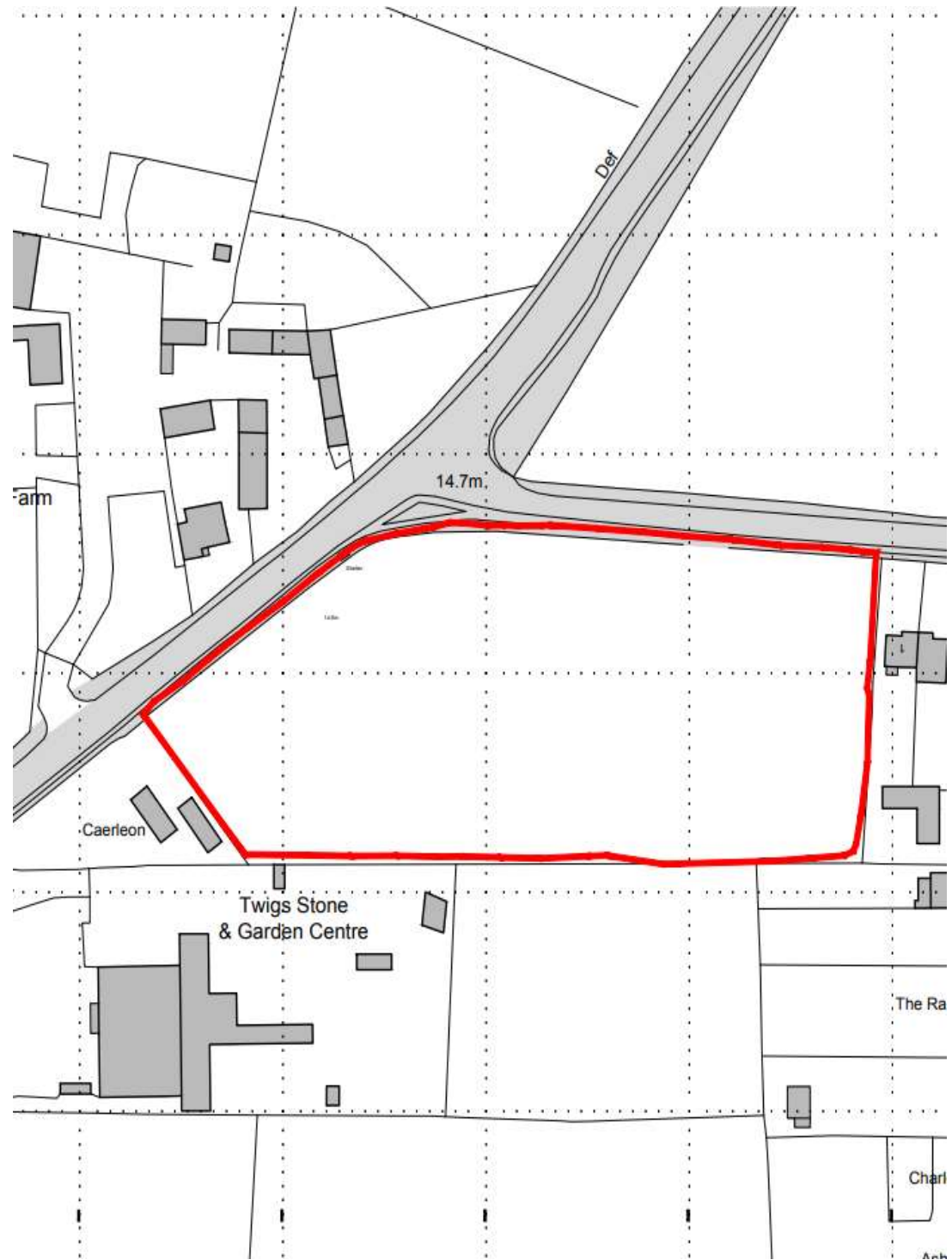
## VIEWING & FURTHER INFORMATION

The site can be viewed from Down Hatherley Lane to the north of the site, by appointment only. A 'Data Room' has been prepared that provides detailed planning and technical information, to include a ground investigation report. For access please email:

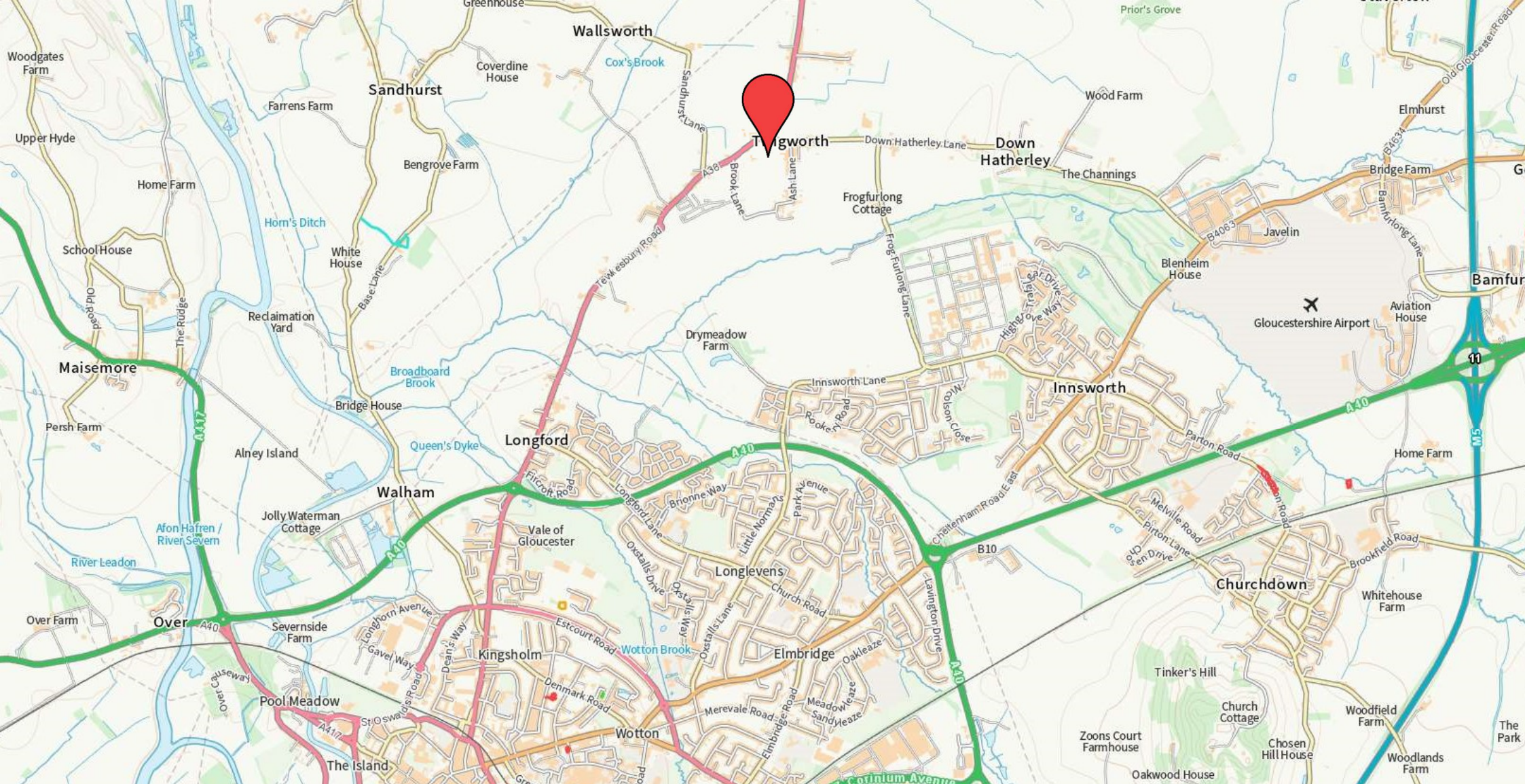
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

## SUBJECT TO CONTRACT MAY 2021









## CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

**Harry Breakwell** BSc (Hons) MSc MRICS  
01452 880161  
[harry.breakwell@brutonknowles.co.uk](mailto:harry.breakwell@brutonknowles.co.uk)

**William Matthews** BSc (Hons) MRICS  
01452 880152  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)



**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.