

RESIDENTIAL DEVELOPMENT LAND

Land at Huntley, Gloucestershire

Land adjacent to Poplars Cottage, Tibberton Lane, Huntley, GL19 3DY

Outline Consent for 11 Dwellings within approximately 0.99 Acres (0.40 Hectares)



Land with Outline Consent

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LOCATION

The property is located on the northern edge of Huntley, a service village off the A40, which is north of the Forest of Dean and some 7 miles from the City of Gloucester. Transport links to the location are good with the A40 providing direct access to Gloucester and Ross-on-Wye, and the A4136 connecting the area to the Forest of Dean. Village amenities comprise of a pub, garden centre and a traditional butcher's shop. Gloucester provides an extensive range of services and amenities located to the north.

DESCRIPTION

The site extends to approximately 0.99 acres and comprises of a car park, previously used for the former golf course situated to the south. The remainder of the site is laid to grass with several mature tree scattered around the perimeter, some of which are protected with Tree Preservation Orders. Residential properties surround the site to the north and west. Access is provided off Tibberton Lane to the north of the site. A sewer easement runs across the site from a north easterly to south westerly direction. Proposed development is situated around this easement.

PLANNING

The Local Authority is the Forest of Dean District Council.

P0946/20/OUT – Outline planning permission for the erection of up to 11 dwellings with associated works. (All Matters Reserved). Granted 21st April 2021.

VAT

VAT will not be chargeable on the purchase price.

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.

PROPOSED SCHEME

The Outline Layout Plan Ref: P0946/20/OUT, Drawing no. K955-004(F), provides for a total of 11 units with 6 different unit types. 7no. dwellings are to be private accommodation with the remaining 4no. dwellings affordable accommodation.

Type	No. of Units	GIFA	Form
Type A (Affordable Housing)	2	850 sqft	2 Bed
Type B	5	1,001 sqft	3 Bed
Type C	1	1,130 sqft	3 Bed
Type D	1	1,356 sqft	4 Bed
Type E (Affordable Housing)	1	538 sqft	1 Bed
Type F (Affordable Housing)	1	603 sqft	1 Bed

SECTION 106 SUMMARY

Following correspondence between the Case Officer and the Development Contributions Investment Officer for Gloucestershire County Council, it is noted that the revised scheme falls below the threshold of 10 dwellings or more of two beds to qualify for education contributions, therefore the figures stated within the committee report are negated in this instance.

The contributions for the development relate solely to providing affordable housing and is to be provided with a tenure split of 30% Shared Ownership and 70% Affordable Rented Units, with the 2no. 1-bedroom flats for Affordable Rent and the 2no. 2-bedroom houses for Affordable Rent and Shared Ownership.

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 on Friday 25th 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.

VIEWING & FURTHER INFORMATION

The site can be viewed from the existing gateway off Tibberton Lane.

SUBJECT TO CONTRACT

MAY 2021



CONTACT

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