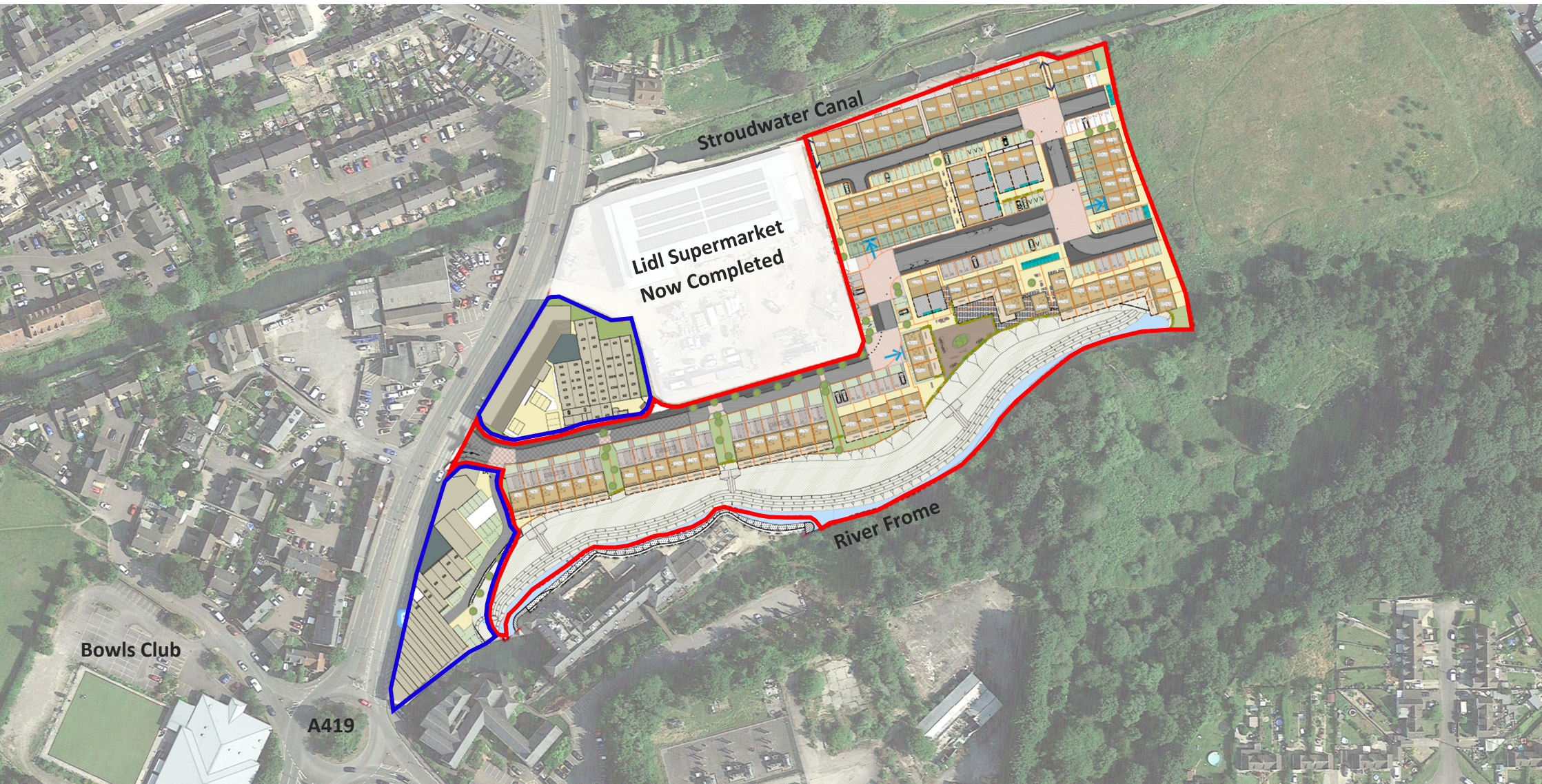


RESIDENTIAL DEVELOPMENT LAND

Cotswold Canalside Residential Development

Land at Dudbridge Road, Stroud, Gloucestershire, GL5 3EY

Outline and Reserved Matters Planning Permission for 94 residential dwellings within 7.68 Acres (3.11 ha)*



Residential Development Land at Dudbridge Road, Stroud

LOCATION

The site is located approximately 1.3 miles southwest of Stroud, a historic market town and civil parish in the Cotswolds. The location is below the western escarpment of the Cotswold Hills and the area benefits from an abundance of picturesque countryside walks.

The site is bordered by the A419, Dudbridge Road to the west and open land to the east. Situated to the north is the Stroudwater Canal and the southern boundary is formed by the River Frome. To the north of the subject site is a newly constructed Lidl Supermarket. The area was historically industrial and has been subject to extensive regeneration over recent years. The vicinity surrounding the site is now predominantly residential with several heritage assets nearby.

The location benefits from very good transport links with the A419 leading west to J13 of the M5 motorway. Amenities are well provided for locally with several supermarkets in close proximity to the site with shops, restaurants as expected with a market town.

Stroud is served by a mainline Railway Station with direct links to London Paddington. The canal footpath provides pedestrian links into the town and further afield.

In March 2021, The Sunday Times named Stroud the best place to live in the UK, citing the town's abundance of green spaces, independent spirit, and school quality. The town population is estimated at 34,704.

- Stroud Railway Station – 1.2 miles
- Stroud – 1.3 miles
- Junction 13 of M5 Motorway – 4 miles

DIRECTIONS

From J13 of the M5 motorway head east along the A419 and continue straight for some 3.8 miles. Once you reach the Sainsburys Roundabout take the first exit north towards Stroud Town Centre across a smaller roundabout. The subject site will be on your right before you reach the canal bridge. The postcode is GL5 3EY.



Reserved Matters Consent for 94 heritage designed dwellings

SITE DESCRIPTION

The site comprises of former industrial land. Structures on site have now been cleared in readiness for the residential development scheme. Ground works have been undertaken to provide swale, river widening and raising of land to the defined manhole levels. Piling and mat levelling is currently underway. Hardstanding for some roads has been prepared and the site entrance completed.

The site benefits from views south to the nearby woodland and east up to the Stroud valleys. The section of canal adjoining has been restored and wider canal sections are subject to a major restoration programme. Areas of buildings edged blue on the front page are to be retained by the vendors and are consented for apartment conversion.

- 7.68 Acres (3.11 Hectares) approximate sale area

PLANNING HISTORY

The site is located within the jurisdiction of Stroud District Council. The site benefits from Hybrid Planning Permission under LPA reference **S.17/1987/OUT** granted 25th May 2018. Under application **S.17/1987/OUT**, a retail food store and flood mitigation measures were approved in Full and have been completed. Residential development was approved in Outline and subsequently Reserved Matters.

The Hybrid Planning Permission established the principle of development for the Outline element of the development and external highway access. Details of the layout, scale, appearance, internal access and associated landscaping for this part of the site were reserved.

A Design Code for the Outline element of the development was submitted under application **S.18/2270/DISCON** in accordance with Condition 21 of the Hybrid approval and the Design Code was approved 11th January 2019. Several other conditions attached to permission **S.17/1987/OUT** relevant to the outline element of the development have also been discharged or are under application.

PROPOSED SCHEME

S.21/1152/REM - Details of appearance, landscaping, layout & scale pursuant to the grant of Outline planning consent under Hybrid Planning Permission (**S.17/1987/OUT** dated 25th May 2018) for residential development comprising 94 dwellings. Approved on 6th May 2022.

The scheme is of a heritage design, reflecting the industrial past of the site, whilst embracing modern design. The scheme proposes predominantly terraced houses as well as several semi-detached and a detached plot. The units are to be constructed with red, grey and engineering brick, there is also to be metal seam cladding and render in areas. Outdoor space will comprise roof terraced, terraces over car ports, courtyards and public open space. There are pedestrian links to the canal, landscaping and tree planting.

Buildings are designed to provide a mixture of roof- scapes with different heights mainly three storey, interspersed with three four storey structures functioning as a connection to the roof terraces or; providing an extra room in the loft.

The consent is excluded from providing electrical charging points.

Excluded from the sale and consented under **S.21/1225/REM** is the conversion scheme for 30 apartments under development, within building A, B and J which are retained adjoining the sale area. In addition this scheme will deliver a café and historic archive.

S.106 AGREEMENT

The Outline Consent is subject to a Section 106 agreement dated 8 May 2018. We note the following contributions:

- NIL Affordable Housing
- Rodborough Common Mitigation- £200/dwelling

A copy of the agreement is provided in the data room.

COMMUNITY INFRASTRUCTURE LEVY

The site is excluded from CIL charging as it is allocated in the local Plan under SA1-SA5a and located within a CIL Exemption Area.

SERVICES

A Utilities Assessment has been commissioned by the vendors. A copy of this is provided within the Data Room. A new 10.0m sewer easement runs through the site and is reflected in the layout. Site levels will be graded by the vendors in the coming months.

VAT

VAT will be chargeable on the purchase price.

TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Thursday 10th November 2022**.

Tenders should be submitted to Scott Winnard by email: scott.winnard@brutonknowles.co.uk

LEGAL INFORMATION

The site is offered Freehold with Vacant Possession. A professional undertaking of £15,000 plus VAT for the landowner's costs will be required.

VIEWING & FURTHER INFORMATION

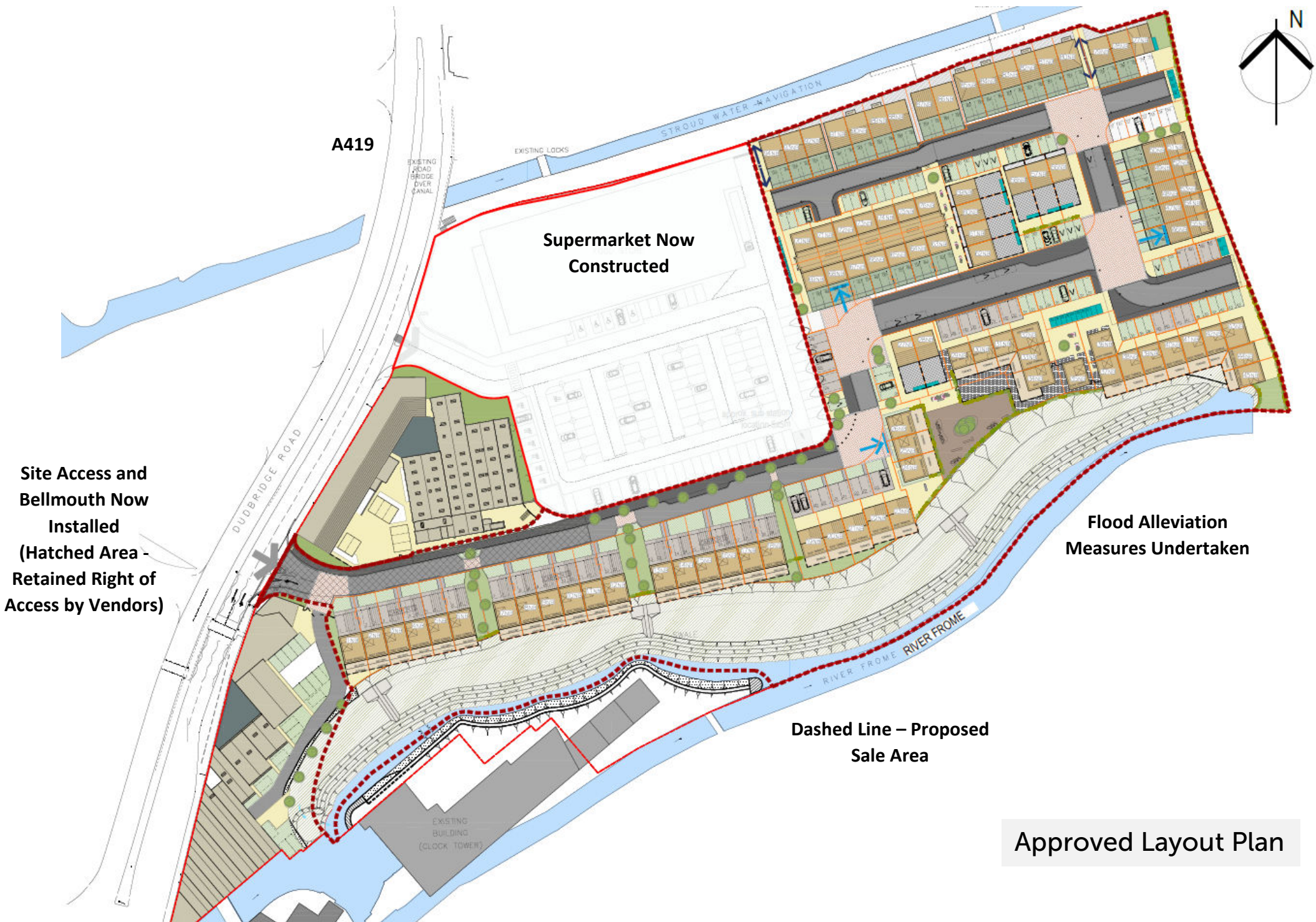
The site can be viewed from the canal towpath or from the highway. Access on site is by appointment only. A technical viewing day will be provided on Tuesday 18th October 2022 by appointment.

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

FEES

The purchaser is to pay Bruton Knowles agency fees of 2% + VAT upon completion of the transaction.

SUBJECT TO CONTRACT SEPTEMBER 2022



Approved Layout Plan

Schedule of Accommodation

Plots	Unit Type	Floors	Bedrooms	Floor Area Sq.Ft
1 - 18	Terrace	3	3 bed + studio	1,355
19 - 23	Terrace	4	3 bed + studio	1,556
24 - 26	Terrace	3	3 bed + studio	1,217
27 - 28	Semi-detached	2	2 bed + studio	789
29 - 31	Terrace	3	3 bed	1,041
32	Terrace	3	3 bed	1,304
33 - 34	Terrace	3	3 bed + studio	1,283
35	Detached	3	3 bed + studio	1,162
36	Terrace	3	3 bed + studio	1,312
37	Terrace	3	3 bed	1,294
38 - 42	Terrace	3	3 bed + studio	1,315
43	Terrace	3	3 bed	1,333
44 - 45	Terrace	3	3 bed	1,154
46 - 50	Terrace	3	3 bed	981
51 - 55	Terrace	4	3 bed	1,112
56	Terrace	2	2 bed + studio	763
57 - 62	Terrace	3	3 bed + studio	1,144
63 - 76	Terrace	3 + 4 th floor terrace	3 bed	1,185
77 - 85	Terrace	3	3 bed + studio	1,283
86 - 87	Semi-detached	3	3 bed + studio	1,283
88 - 94	Terrace	3	3 bed + studio	1,283





NAME OF BUILDING

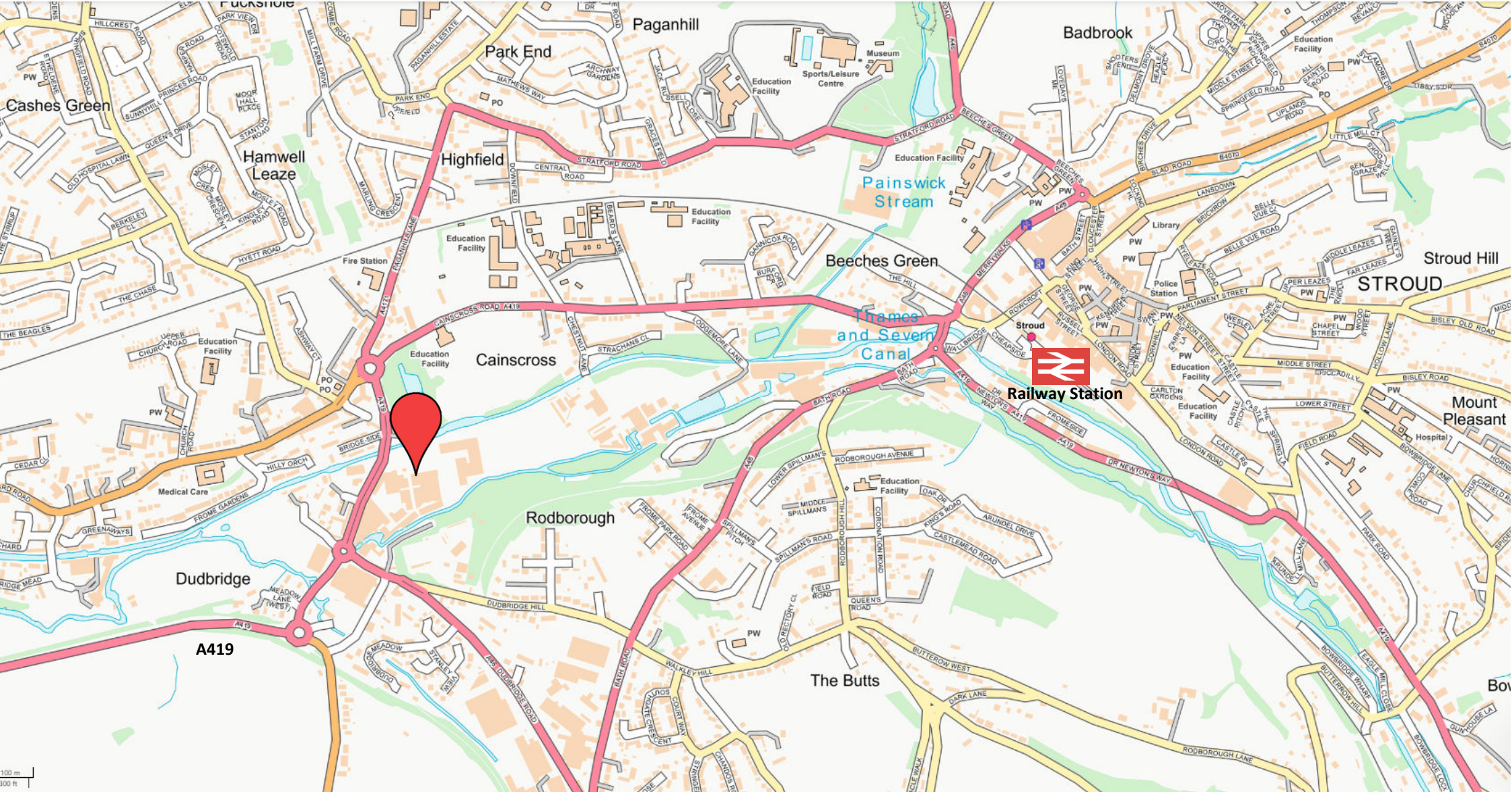
NAME OF BUS

NAME OF HOUSE

NAME OF HOUSE

NAME OF





Olympus House,
Olympus Park, Quedgeley,
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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.

www.brutonknowles.co.uk