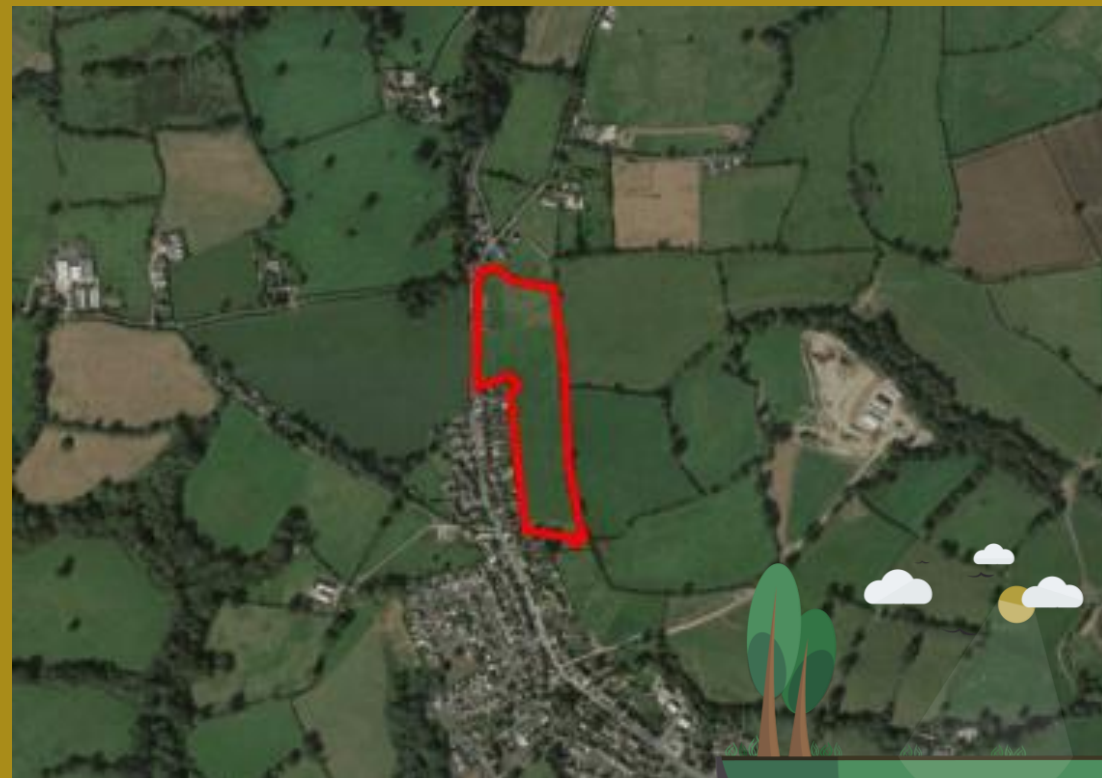


# FOR SALE

## Land at Anchor Road, Coleford, Somerset

Land comprises 8.3 acres (3.35 hectares) approximately (Gross))

Land comprises 5.2 acres (2.12 hectares) approximately (Net))



Outline planning permission granted for the erection of up to 63 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from Anchor Road.

**Location** The site is located to Northern edge of the village and to the east of Anchor Road and is a short distance away from the key services and facilities of the settlement; inclusive of the primary school, medical centre, local shops and public houses, take away, British legion club, village hub to name a few. Easy access to the thriving towns of Frome 6 miles, Midsomer Norton 5 miles with both offering a wide range of schools, shops and recreation.

**Description** Comprising 8.2 acres (3.35 hectares) (gross)) the land is made up of a large agricultural field. The site presents itself as a great opportunity as a logical extension to Coleford. The proposed development has been designed to incorporate a range of properties with the potential density of up to 30 dwellings per hectare. The site introduces both market and affordable dwellings required to be delivered by Mendip District Council, alongside public open space.

**Planning Permission** Outline planning permission for up to 63 homes, including 30% affordable housing was granted at Appeal on 21<sup>st</sup> October 2021 together with a completed S.106 dated 18<sup>th</sup> August 2021. Ref: APP/Q3305/W/20/3265459

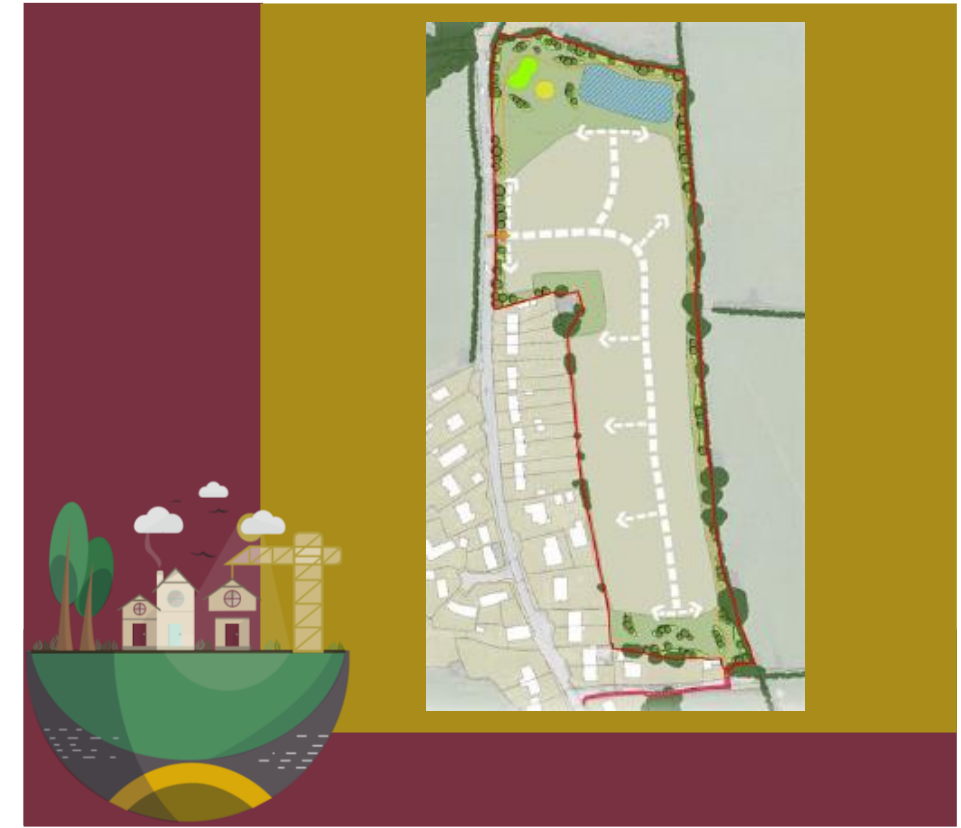
**Section 106 Agreement and CIL** The contributions will be the responsibility of the purchaser and due consideration should be made within any offer. Developers are required to set out their calculations in any offers.

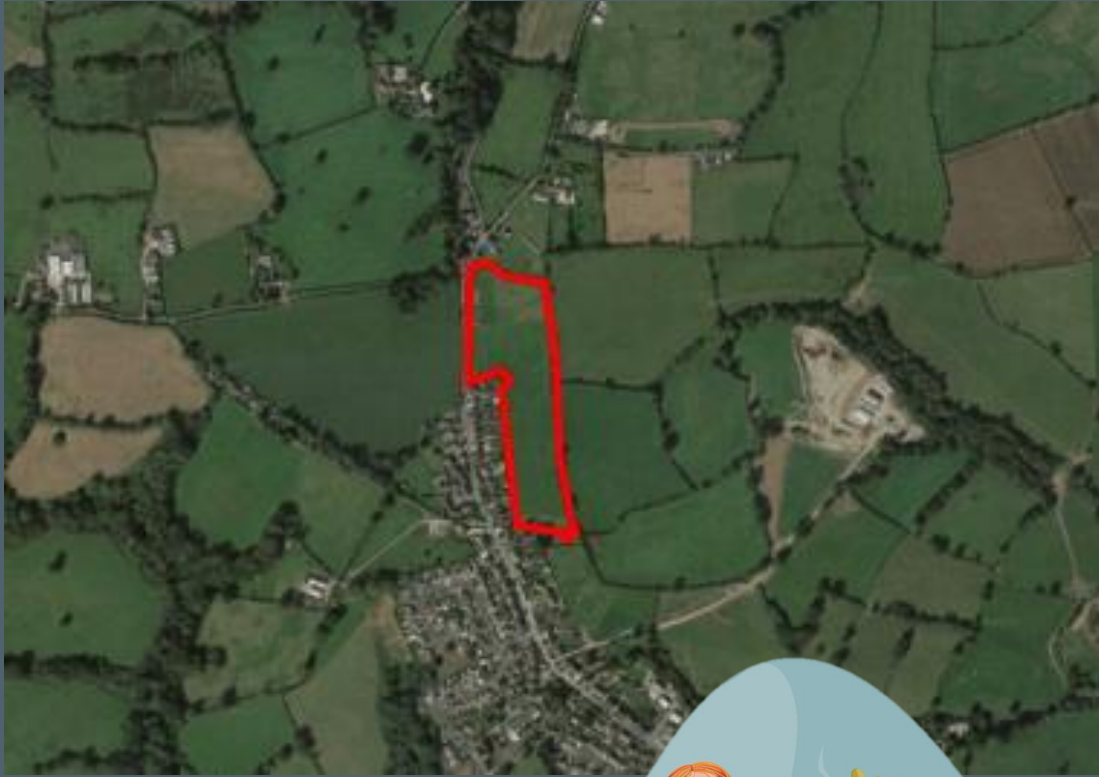
**Affordable Housing** Please allow for 30% affordable housing with a tenure split comprising 80% Social Rented and 20% Intermediate Housing as detailed in the S106 Agreement.

Please note that LMA Housing Services Limited will be retained to execute the affordable housing contract post completion on behalf of the purchaser.

Any queries in respect of the affordable housing element should be directed to Laurence Mussett from LMA Housing Services Limited who has had interest expressed by a number of regional and local housing associations and asks that no direct contact should be made with Mendip District Council or any Registered Providers in respect of the property.

**Developers Obligations** The developer will provide for the landowner to retain a control strip along the Northern and Eastern Boundary of the site.





**Technical Pack & Information** Access can be provided to the data room on request. An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports. A schedule of the letters that will be provided can be found in the data room. Details will be provided upon request.

**Phase II Site Investigation** A Phase II Site Investigation has been commissioned and it is the intention that this report will be circulated prior to the offer date. Any associated costs arising from the site investigations (if any) above standard construction costs should be included within any offer to arrive at a net land value.

**Vacant Possession** The land will be sold freehold with vacant possession on legal completion.

**Legal Costs** The purchaser will be expected to give a legal cost undertaking of up to £10,000 plus VAT in the event they withdraw from the transaction following agreement of heads of terms and issuing of the contract documentation.

**VAT** The owners have elected for VAT on the land and this the purchaser should allow for this in any proposal.

**Method of Sale** The site is being offered to a shortlist of developers on a subject to contract basis and any conditional offers must clearly state any conditions attached to their offer and a list of any assumed abnormal cost allowances. The decision to select a preferred developer will be made based on a number of factors such as price and level of conditionality. The interview process will be in 2 parts, the land value and terms, we will expect to see detailed proposals on both sections.



Offers are to be submitted to:



Julian Hamer

Tel: 07900361381  
j.hamer@gladman.co.uk



Jeremy Pym

Tel: 01749 467009  
info@eveland.co.uk



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