

On the instructions of Gloucestershire County Council Residential Development Land

alder king

PROPERTY CONSULTANTS

New Dawn View, Off Stroud Road, Gloucester, GL1 5PJ

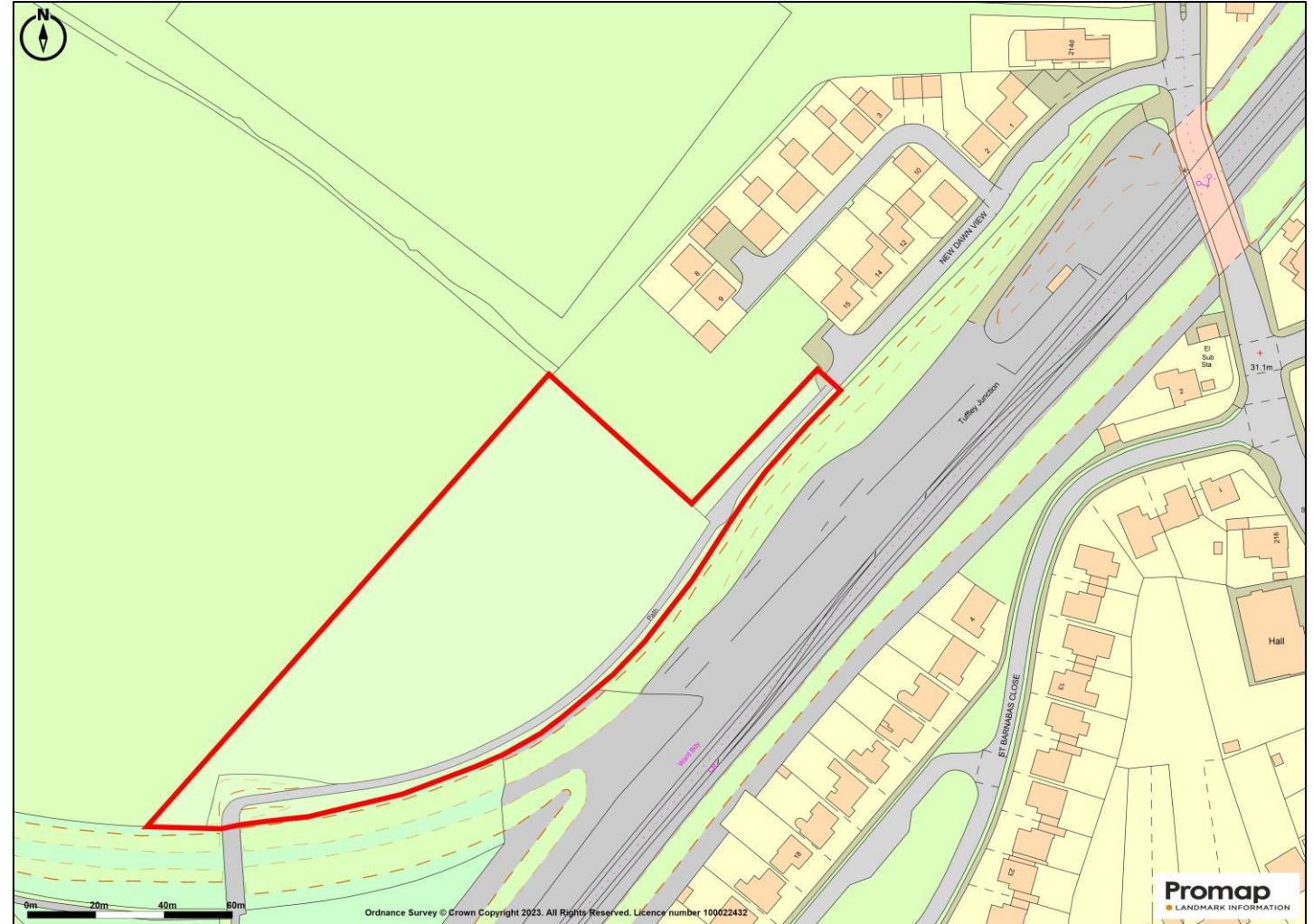
Planning approval for up to 30 dwellings
1.02 hectares | 2.51 acres

- Greenfield development site within an established residential area
- Adjacent to 2019/2020 built housing (14 No.)
- The separately accessed adjoining land will be transferred to Gloucester City Council - Community & Sports Hub

Summary

Development Opportunity

- The greenfield development site, which is also known as land north of The Crypt School (land adjacent to Blackbridge Sports Field), totals approximately 1.02 hectare (2.51 acre).
- The land is served off a new access road from Stroud Road (New Dawn View).
- Outline planning approval for up to 30 dwellings. All matters reserved apart from access.
- The development to include six affordable dwellings and a self-build plot.
- Freehold interest - Best and final offers 5.30 pm Thursday 30th November 2023.



Location

Location

The development site, which is situated between Tuffley Avenue and the Southern Avenue/Cole Avenue Roundabout (A38), is served off Stroud Road (B4072). The site is also to the north east of The Crypt School.

The access to the site is between 214a Stroud Road and the railway line. The new estate road leading to the development site is New Dawn View.

**Gloucester
Quays**



1.4 miles

**Railway
Station**



1.85 miles

**Gloucester
City Centre**

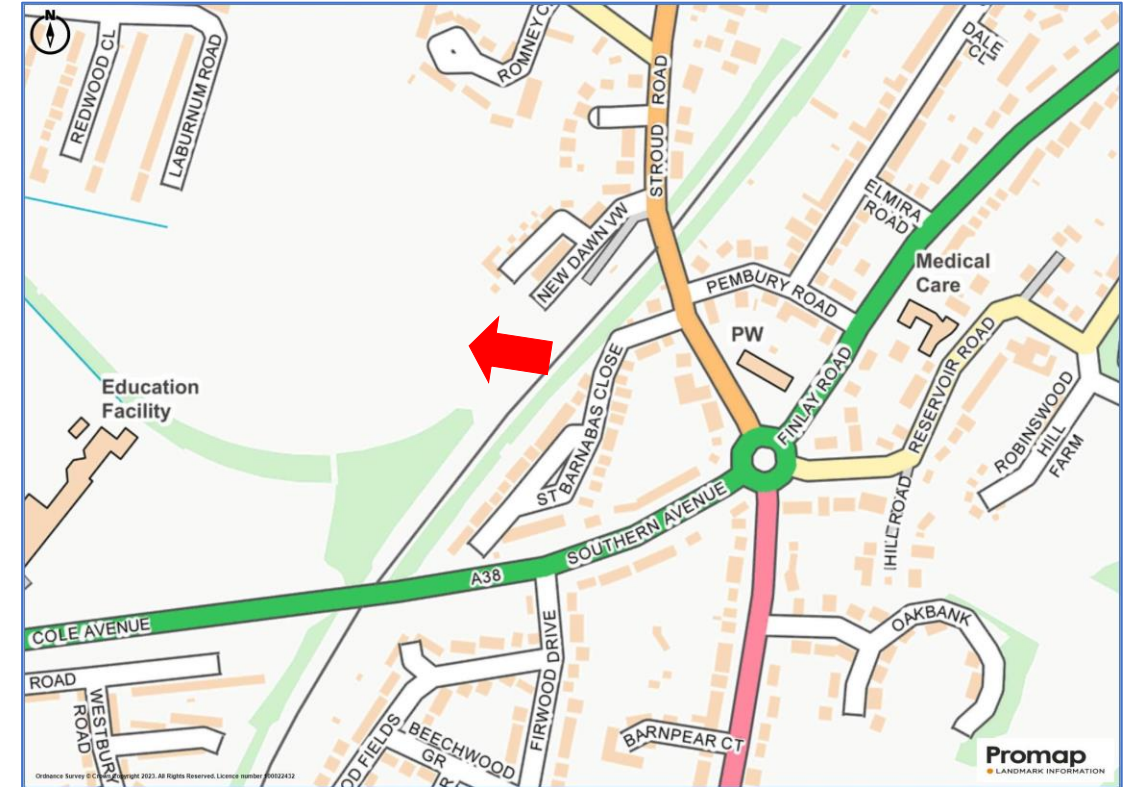


1.9 miles

**Junction 12
M5**



4.5 miles



Description

The residential development opportunity totals approximately 1.02 hectares (2.51 acres). The remaining land, forming part of the Title, will be transferred to Gloucester City Council (leased to the Blackbridge Charitable Community Benefit Society - Community and Sports Hub facility).

The indicative planning layout drawing prepared by Quattro Design Architects (reference 6183-P-111 dated February 2023) highlights a scheme for 30 dwellings comprising 1, 2, 3 and 4 bed dwellings (the Section 106 specifies a 5 bed social rent dwelling).

The purchaser will be responsible for the costs of the drainage works. The off-site attenuation pond land will be transferred to Gloucester City Council.



Services

We are advised that all mains services are available from the estate road.

The prospective purchaser should make their own enquiries of the relevant utility provider in respect of service capacity for the proposed development.

Planning

The site benefits from outline planning approval for up to 30 dwellings with all matters reserved apart from access (reference 23/00280/OUT).

The approval requires the provision of 6 affordable dwellings (shared ownership, affordable rent and social rent - 2, 4, 6 and 9 person dwellings) and a self build serviced plot.

The purchaser will be required to divert the Public Right of Way and complete appropriate boundary fencing.

The consent is subject to a Section 106 and Unilateral Undertaking. The agreed financial contributions are as follows:-

Cotswold Beechwood Special Area of Conservation - £673 per dwelling

Play Space - £50,000

Library - £5,880

Secondary Education Contribution (11-16) - £109,127.25

Secondary Education Contribution (16-18) - £38,515.50

The purchaser will be responsible for the above planning contributions together with associated fees and CIL. All figures are to be indexed linked.

The Local Planning Authority is Gloucester City Council (telephone 01452 396396).

Title | Price | Bid Deadline | Information Pack

Information/Technical Pack

The Sharefile includes the following:

- Registered Title
- SF Planning Statement
- Planning Officer's Report
- Proposed Sale Plan
- Design & Access Statement
- Planning Consent, Section 106 & Unilateral Undertaking
- Planning application reports (additional information available on the planning portal)
- Topographical Survey
- Illustrative scheme plan layout (Quattro Design Architects ref 6183-P-111)
- Ground Investigation Report (available mid-October 2023)
- Services - responses to enquiries
- Proposed Drainage Strategy and Flood Risk Assessment
- Public Right of Way Diversion Plan

Tenure

The site is owned freehold and forms part of Title No GR272040.

Gloucestershire County Council will retain an access through the development for the purposes of maintaining and repairing the bridge that crosses the railway line.

We have not had sight of the full title documentation and parties/legal advisors should rely on their own investigations.

Price

Offers will be invited.

Terms/Method of Sale

Sale of the freehold interest with vacant possession upon completion.

A letter confirming the method of sale/bidding guidelines will be issued during the marketing period. The Best and Final Offers date is Thursday 30 November 2023 at 5.30 PM.

Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

No VAT will be charged on the sale.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
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www.alderking.com

AK Ref: PJP/N98554
Date: September 2023



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